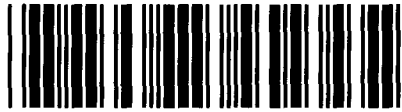




Control Number: 50404



Item Number: 1

Addendum StartPage: 0

<b>PETITION BY STERLING DEASON</b>	<b>§</b>	<b>BEFORE THE</b>
<b>O'DONNELL AND DARWIN DEASON,</b>	<b>§</b>	
<b>CO-TRUSTEES OF THE STERLING</b>	<b>§</b>	
<b>DEASON O'DONNELL DD 2012 TRUST</b>	<b>§</b>	
<b>UNDER AGREEMENT OF THE DD 2014-B</b>	<b>§</b>	
<b>GRANTOR RETAINED ANNUITY TRUST</b>	<b>§</b>	<b>PUBLIC UTILITY COMMISSION</b>
<b>DATED SEPTEMBER 5, 2012 FOR</b>	<b>§</b>	
<b>EXPEDITED RELEASE FROM WATER</b>	<b>§</b>	
<b>CCN NO 10150 HELD BY MARILEE</b>	<b>§</b>	
<b>SPECIAL UTILITY DISTRICT IN</b>	<b>§</b>	
<b>COLLIN COUNTY</b>	<b>§</b>	<b>OF TEXAS</b>

**PETITION BY STERLING DEASON O'DONNELL AND DARWIN DEASON, CO-TRUSTEES OF THE STERLING DEASON O'DONNELL DD 2012 TRUST UNDER AGREEMENT OF THE DD 2014-B GRANTOR RETAINED ANNUITY TRUST DATED SEPTEMBER 5, 2012 FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.254(a-5)**

**TO THE PUBLIC UTILITY COMMISSION OF TEXAS:**

COMES NOW, Sterling Deason O'Donnell and Darwin Deason, Co-Trustees of the Sterling Deason O'Donnell DD 2012 Trust under agreement of the DD 2014-B Grantor Retained Annuity Trust Dated September 5, 2012 ("Petitioner"), and files this Petition with the Public Utility Commission of Texas (the "PUC") for expedited release from Certificate of Convenience and Necessity ("CCN") No. 10150, held by Marilee Special Utility District ("Marilee SUD") pursuant to (i) Texas Water Code Section 13.254(a-5); and (ii) Rule 24.245(l) of the Commission's Rules found at 16 Tex. Admin. Code Section 24.245; and in support thereof would respectfully show as follows:

**I. APPLICABLE REGULATIONS**

Section 13.254(a-5) of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited

release of the area from a CCN.<sup>1</sup> For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.”<sup>2</sup> The rule adopted by the PUC pursuant to Section 13.254(a-5) provides the same<sup>3</sup>, and Collin County is a county in which owners of at least 25 acres are entitled to expedited release because it is adjacent to Dallas County, which has a population of at least one million. Under Section 13.254(a-6), the PUC “shall grant a petition received under Subsection (a-5) not later than the 60<sup>th</sup> day after the date the landowner files the petition.”<sup>4</sup>

## **II. REQUEST FOR EXPEDITED RELEASE**

Petitioner owns approximately 260.372 acres of contiguous property in Collin County (the “Property”). All of the Property is within the boundaries of Water CCN No. 10150, held by Marilee SUD. None of the Property receives service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit “A.” A metes and bounds description and a map of the Property are attached hereto as Exhibit “B.” A deed showing ownership of the Property is attached hereto as Exhibit “C.”

## **III. CONCLUSION AND PRAYER**

Texas Water Code Section 13.254(a-5) entitles Petitioner to expedited release of the Property described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Collin County. Under Section 13.254(a-6), the PUC should grant this Petition no later than the 60<sup>th</sup> day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.254(a-5)

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<sup>1</sup> Tex. Water Code Ann. § 13.254(a-5) (West 2008 and Supp. 2016) (TWC).

<sup>2</sup> *Id.*

<sup>3</sup> 16 Tex. Admin. Code § 24.245(l).

<sup>4</sup> Tex. Water Code Ann. § 13.254(a-5).

releasing all portions of the Property that are within the boundaries of water CCN No. 10150  
from CCN No. 10150.

Respectfully submitted,

**COATS ROSE, P.C.**

By:   
\_\_\_\_\_  
JOSHUA A. BETHKE  
State Bar No. 24105465  
14755 Preston Road, Suite 600  
Dallas, Texas 75254  
(972) 982-8454 (Telephone)  
(972) 702-0662 (Facsimile)  
[jbethke@coatsrose.com](mailto:jbethke@coatsrose.com) (Email)

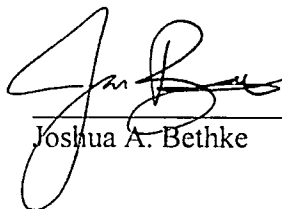
ATTORNEYS FOR PETITIONER

**CERTIFICATE OF SERVICE**

I hereby certify that on this 30th day of December, 2019, a true and correct copy of the Petition for Expedited Release Pursuant to Texas Water Code Section 13.254(a-5) was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Attn: Donna Loiselle, General Manager  
Marilee Special Utility District  
230 West Pecan Street  
Celina, Texas 75009

*Via Certified Mail, RRR*



Joshua A. Bethke

**EXHIBIT "A"**

**AFFIDAVIT**

**PETITION BY STERLING DEASON  
O'DONNELL AND DARWIN DEASON,  
CO-TRUSTEES OF THE STERLING  
DEASON O'DONNELL DD 2012 TRUST  
UNDER AGREEMENT OF THE DD 2014-B  
GRANTOR RETAINED ANNUITY TRUST  
DATED SEPTEMBER 5, 2012 FOR  
EXPEDITED RELEASE FROM WATER  
CCN NO 10150 HELD BY MARILEE  
SPECIAL UTILITY DISTRICT IN  
COLLIN COUNTY**

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**BEFORE THE  
  
PUBLIC UTILITY COMMISSION  
  
OF TEXAS**

**AFFIDAVIT IN SUPPORT OF PETITION BY STERLING DEASON O'DONNELL AND  
DARWIN DEASON, CO-TRUSTEES OF THE STERLING DEASON O'DONNELL DD  
2012 TRUST UNDER AGREEMENT OF THE DD 2014-B GRANTOR RETAINED  
ANNUITY TRUST DATED SEPTEMBER 5, 2012 FOR EXPEDITED RELEASE  
PURSUANT TO TEXAS WATER CODE SECTION 13.254(A-5)**

**STATE OF TEXAS           §  
  
COUNTY OF COLLIN       §**

BEFORE ME, the undersigned notary, personally appeared Sterling Deason O'Donnell, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

1. "My name is Sterling Deason O'Donnell. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2. I am Co-Trustee of the Sterling Deason O'Donnell DD 2012 Trust under agreement of the DD 2014-B Grantor Retained Annuity Trust Dated September 5, 2012 (the "Trust"), the Petitioner in the above-captioned matter. The Trust owns approximately 260.372 acres of land (the "Property"), which is located within the boundaries of Water CCN No. 10150 issued to Marilee Special Utility District. The Property is located in Collin County, Texas, is over 25 acres in size, and consists of contiguous tracts of land. Exhibit "B" attached to this Petition contains a true and correct copy of a map identifying the Property and its location.

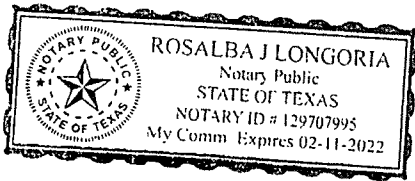
3. The Property is not receiving water service from Marilee Special Utility District or any other water service provider. The Trust has not requested water service from Marilee Special Utility District or paid any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for the Property.

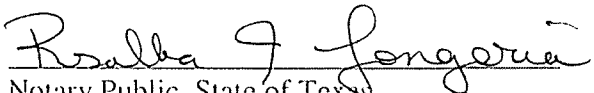
4. I request that the Public Utility Commission of Texas release this Property from Water CCN No. 10150."

FURTHER AFFIANT SAYETH NOT.

  
Sterling Deason O'Donnell

SWORN TO AND SUBSCRIBED TO BEFORE ME by Sterling Deason O'Donnell on  
December 23, 2019.



  
Notary Public, State of Texas



**EXHIBIT "B"**

**METES AND BOUNDS DESCRIPTION AND MAP**

**LEGAL DESCRIPTION**  
**260.372 ACRES**

BEING a tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 130 and in the G. Joy Survey, Abstract No. 488, Collin County, Texas and being part of a called 21.335 acre tract conveyed to Patricia Deason as recorded in Volume 5698, Page 1119, Land Records of Collin County, Texas, being part of a called 166.309 acre tract conveyed to Patricia Deason as recorded in County Clerks No. 96-0036768, Land Records of Collin County, Texas, being all of a called 75.931 acre tract conveyed to Patricia Miller as recorded in County Clerks No. 97-0099986, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1" iron pipe found for corner at the northeast corner of said 21.335 acre tract, said iron rod being at the northwest corner of said called 166.309 acre tract, said iron pipe also being at the southeast corner of DC Ranch, Phase 2 Addition as recorded in Volume 2015, Page 686, Land Records of Collin County, Texas;

THENCE S 80°03'38" E following the north line of said 166.309 acre tract a distance of 3265.77' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west shoulder of County Road No. 132;

THENCE S 00°27'02" E a distance of 213.37' to a point for corner;

THENCE S 56°45'21" W a distance of 144.08' to a point for corner;

THENCE S 32°47'46" W a distance of 178.77' to a point for corner;

THENCE S 48°26'19" W a distance of 104.37' to a point for corner;

THENCE S 21°57'01" W a distance of 113.29' to a point for corner;

THENCE N 80°58'48" W a distance of 134.43' to a point for corner;

THENCE S 87°29'46" W a distance of 186.90' to a point for corner;

THENCE N 03°13'17" W a distance of 104.31' to a point for corner;

THENCE N 76°18'39" W a distance of 182.26' to a point for corner;

THENCE S 03°07'15" E a distance of 224.79' to a point for corner;

THENCE N 82°49'11" E a distance of 359.60' to a point for corner;

THENCE S 80°58'48" E a distance of 160.60' to a point for corner;

THENCE N 21°57'01" E a distance of 135.73' to a point for corner;

THENCE N 48°26'19" E a distance of 100.45' to a point for corner;

THENCE N 32°47'46" E a distance of 175.66' to a point for corner;

THENCE N 57°03'49" E a distance of 61.71' to a point for corner;

THENCE N 89°21'26" E a distance of 40.33' to a point for corner in County Road No. 132;

THENCE S 00°27'02" E following County road No. 132 a distance of 867.80' to a concrete monument found for corner for the southeast corner of said 166.309 acre tract;

THENCE N 89°03'00" W following County Road No. 132 and the south line of said 166.309 acre tract a distance of 673.98' to a 1/2" iron rod found for corner at the northeast corner of said 75.931 acre tract;

THENCE S 00°08'30" E following County Road No. 132 and the east line of said 75.931 acre tract a distance of 738.31' to a point for corner;

THENCE S 86°08'28" W a distance of 397.83' to a point for corner;

THENCE S 00°26'17" E a distance of 265.54' to a point for corner;

THENCE N 87°55'06" E a distance of 395.85' to a point for corner in County Road No. 132;  
THENCE S 00°08'30" E following County Road No. 132 and the east line of said 75.931 acre tract a distance of 1884.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in County Road 130;

THENCE S 89°28'51" W following County Road No. 130 and the south line of said 75.931 acre tract a distance of 1772.15' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the southwest corner of said 75.931 acre tract;

THENCE N 00°24'59" W following the west line of said 75.931 acre tract a distance of 591.33' to a point for corner, said point being the southeast corner of a 6.10 acre tract conveyed to Arden & Casey Field as recorded in County Clerks No. 20170428000541330, Land Records of Collin County, Texas,;

THENCE N 00°57'35" W following the west line of said 75.931 acre tract and the east line of said 6.10 acre tract a distance of 542.42' to a 1/2" iron rod found for corner at the northeast corner of said 6.10 acre tract and being the southeast corner of a called 9.943 acre tract conveyed to Daniel & Misty Simons as recorded in County Clerks No. 20070816001143760, Land Records of Collin County, Texas;

THENCE N 00°29'51" W following the west line of said 75.931 acre tract and the east line of said 9.943 acre tract a distance of 550.18' to a 5/8" iron rod found for corner at the northeast corner of said 9.943 acre tract and also being the southeast corner of a called Tract 3 as conveyed to Joe & Janice Stalling as recorded in County Clerks No. 93-0075959, Land Records of Collin County, Texas;

THENCE N 00°38'01" E following the west line of said 75.931 acre tract and the east line of said Tract 3 a distance of 247.35' to a 1" iron pipe found for corner at the northwest corner of said 75.931 acre tract, said iron rod being at the southerly southwest corner of said 166.309 acre tract;

THENCE N 00°21'11" W following the west line of said 166.309 acre tract and the east line of said Tract 3 a distance of 352.84' to a 1/2" iron rod found for corner at the northeast corner of said Tract 3. said iron rod being at the ell corner of said 166.309 acre tract;

THENCE S 89°26'15" W following the North line of Tract 3 and 1 of said Stalling's tract and the south line of said 166.309 acre tract a distance of 798.39' to a 1/2" iron rod found for corner being the northwest corner of said Tract 1, said iron rod being in the east line of a called 26.781 acre tract conveyed to Alfredo and Maria Rangel as recorded in County Clerks No. 95-0076857, Land Records of Collin County, Texas;

THENCE N 01°12'20" E following the east line of said 26.781 acres tract and the west line said 166.309 acre tract a distance of 946.86' to a point;

THENCE N 00°32'47" E following the east line of said 26.781 acres tract and the west line said 166.309 acre tract a distance of 115.03' to a 1/2" iron rod found for corner at the northeast corner of said 26.781 acres tract and and said iron rod being at the southeast corner of said called 21.335 acre tract;

THENCE S 89°40'54" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 159.40' to a point;

THENCE N 57°15'30" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 62.20' to a point;

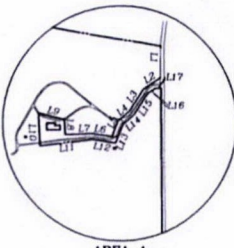
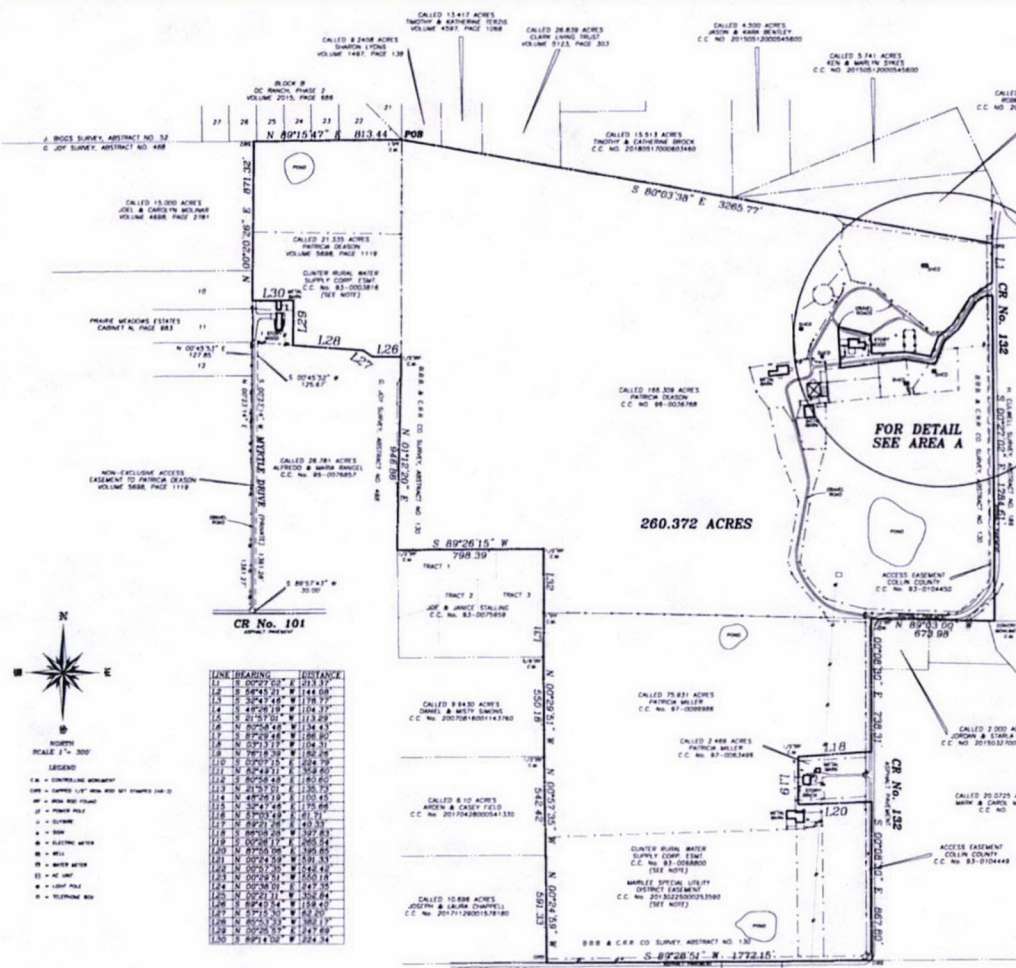
**THENCE N 85°53'33" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 382.17' to a point for corner;**

**THENCE N 00°25'57" E a distance of 247.69' to a point for corner;**

**THENCE S 89°14'02" W a distance of 224.34' to a point for corner in the west line of said 21.335 acre tract;**

**THENCE N 00°20'26" E following the west line said 21.335 acre tract a distance of 871.32' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the south line of said DC Ranch, Phase 2 Addition;**

**THENCE N 89°15'47" E following the south line of said DC Ranch, Phase 2 Addition a distance of 813.44' to the POINT OF BEGINNING and containing 11,341,790 Square Feet or 260.372 Acres of land.**



FOR DETAIL SEE AREA A

260.372 ACRES



LINE	BEARING	DISTANCE
1	N 89°26'15" W	798.39
2	S 89°26'15" W	798.39
3	N 89°26'15" W	798.39
4	S 89°26'15" W	798.39
5	N 89°26'15" W	798.39
6	S 89°26'15" W	798.39
7	N 89°26'15" W	798.39
8	S 89°26'15" W	798.39
9	N 89°26'15" W	798.39
10	S 89°26'15" W	798.39
11	N 89°26'15" W	798.39
12	S 89°26'15" W	798.39
13	N 89°26'15" W	798.39
14	S 89°26'15" W	798.39
15	N 89°26'15" W	798.39
16	S 89°26'15" W	798.39
17	N 89°26'15" W	798.39
18	S 89°26'15" W	798.39
19	N 89°26'15" W	798.39
20	S 89°26'15" W	798.39
21	N 89°26'15" W	798.39
22	S 89°26'15" W	798.39
23	N 89°26'15" W	798.39
24	S 89°26'15" W	798.39
25	N 89°26'15" W	798.39
26	S 89°26'15" W	798.39
27	N 89°26'15" W	798.39
28	S 89°26'15" W	798.39
29	N 89°26'15" W	798.39
30	S 89°26'15" W	798.39

EASEMENT NOTES

The Electric Line Easement as recorded in Volume 95-0044933, Land Records of Collin County, Texas, does not specify a certain tract that Patricia Deason owns and may cover the 166.309 acre tract. The Gunter Rural Water Supply Corporation Easement as recorded in C.C. No. 93-0068800 crosses the 75.931 acre tract and the 2.469 acre tract. The location of the easement is center on the water line as it was laid. No evidence was found of the line location except for water valves and meters as shown on survey. The Monitor Special Utility District Easement as recorded in C.C. No. 2013022500253580 crosses the 75.931 acre tract. The location of the easement is center on the water line as it was laid. No evidence was found of the line location except for water valves and meters as shown on survey. The Gunter Rural Water Supply Corporation Easement as recorded in C.C. No. 93-0068800 crosses the 75.931 acre tract. The location of the easement is center on the water line as it was laid. No evidence was found of the line location except for water valves and meters as shown on survey.

NOTES

- The original copy will have original signatures, stamp and an impression seal.
- Copyright 2016, Suddex Surveying, Inc.
- This survey is being printed being for the use of the current parties.
- This survey is subject to all easements of record.
- The bases of bearings, horizontal and vertical position are derived from Texas 803.016 between Texas State Plane Coordinate System, North Central Zone, and NAD 83 (GDA83) Epoch 2012.0, vertical position are referenced to NAVD83 using GZ(00005).

FLOOD NOTE

Said described property is located within an area having a Zone Designation "X" (Disturbance) by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48062C010, with a date of identification of June 3, 2009, for Community Number 480130, in Collin County, State of Texas, which is (CORREX) Epoch 2012.0, vertical position are referenced to NAVD83 using GZ(00005).

LEGAL DESCRIPTION

BEING a tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 130 and in the City of Irving, Texas, Abstract 486, Collin County, Texas and being part of a ceded 21.335 acre tract conveyed to Patricia Deason as recorded in Volume 5688, Page 1119, Land Records of Collin County, Texas, being part of a ceded 166.309 acre tract conveyed to Patricia Deason as recorded in County Clerk No. 95-0036788, Land Records of Collin County, Texas, being all of a ceded 75.931 acre tract conveyed to Patricia Deason as recorded in County Clerk No. 97-0099985, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEING a 1" iron pipe found for corner of the northeast corner of said 21.335 acre tract, said iron pipe also being at the southwest corner of DC Ranch, Phase 2 Addition as recorded in Volume 2015, Page 686, Land Records of Collin County, Texas.

THENCE S 80°03'38" E following the north line of said 166.309 acre tract a distance of 3265.97' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner in the west shoulder of County Road No. 132.

THENCE S 02°27'02" E a distance of 213.37' to a point for corner, THENCE S 56°45'21" W a distance of 144.08' to a point for corner, THENCE S 32°47'48" W a distance of 178.77' to a point for corner, THENCE S 48°26'19" W a distance of 104.37' to a point for corner, THENCE S 21°57'01" W a distance of 113.29' to a point for corner, THENCE S 80°58'48" W a distance of 134.43' to a point for corner, THENCE S 87°29'46" W a distance of 186.90' to a point for corner, THENCE S 03°13'17" W a distance of 104.31' to a point for corner, THENCE S 78°18'58" W a distance of 162.26' to a point for corner, THENCE S 07°07'15" E a distance of 224.79' to a point for corner, THENCE S 87°49'11" E a distance of 359.60' to a point for corner, THENCE S 80°58'48" E a distance of 160.60' to a point for corner, THENCE N 21°57'01" E a distance of 135.73' to a point for corner, THENCE S 48°26'19" E a distance of 100.45' to a point for corner, THENCE N 32°47'48" E a distance of 175.66' to a point for corner, THENCE S 57°03'49" E a distance of 61.71' to a point for corner, THENCE S 89°21'28" E a distance of 40.33' to a point for corner in County Road No. 132.

THENCE S 02°27'02" E following County Road No. 132 a distance of 867.80' to a concrete monument found for corner for the southeast corner of said 166.309 acre tract.

THENCE N 89°03'00" W following County Road No. 132 and the south line of said 166.309 acre tract a distance of 673.08' to a 1/2" iron rod found for corner at the northeast corner of said 75.931 acre tract, THENCE S 89°03'00" W a distance of 265.54' to a point for corner, THENCE S 86°08'28" W a distance of 397.83' to a point for corner, THENCE S 02°26'19" E a distance of 265.54' to a point for corner, THENCE N 87°55'08" E a distance of 395.85' to a point for corner in County Road No. 132.

THENCE S 00°08'30" E following County Road No. 132 and the east line of said 75.931 acre tract a distance of 1884.04' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner in County Road 130, THENCE S 89°28'51" W following County Road No. 130 and the south line of said 75.931 acre tract a distance of 1772.15' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner at the southeast corner of said 75.931 acre tract.

LEGAL DESCRIPTION CONTINUED

THENCE N 02°24'36" W following the west line of said 75.931 acre tract a distance of 581.31' to a point for corner, said point being the southeast corner of a 6.10 acre tract conveyed to Arden & Casey Field as recorded in County Clerk No. 2017048000541330, Land Records of Collin County, Texas.

THENCE N 00°57'35" W following the west line of said 75.931 acre tract and the east line of said 6.10 acre tract a distance of 542.42' to a 1/2" iron rod found for corner at the northeast corner of said 6.10 acre tract and being the southeast corner of a ceded 9.943 acre tract conveyed to Doner & Mary Smores as recorded in County Clerk No. 2007081600141330, Land Records of Collin County, Texas.

THENCE N 02°29'31" W following the west line of said 75.931 acre tract and the east line of said 9.943 acre tract a distance of 550.18' to a 3/8" iron rod found for corner at the northeast corner of said 9.943 acre tract and also being the southeast corner of a ceded tract, 3 ac conveyed to Joe & Janice Stading as recorded in County Clerk No. 93-0025958, Land Records of Collin County, Texas.

THENCE N 02°38'01" E following the west line of said 75.931 acre tract and the east line of said Tract 3 a distance of 242.35' to a 1" iron pipe found for corner at the northeast corner of said 75.931 acre tract, said iron rod being at the southerly southeast corner of said 166.309 acre tract.

THENCE N 00°21'11" W following the west line of said 166.309 acre tract and the east line of said Tract 3 a distance of 352.84' to a 1/2" iron rod found for corner at the northeast corner of said Tract 3, said iron rod being at the east corner of said 166.309 acre tract.

THENCE S 89°26'15" W following the north line of Tract 3 and a point Staling's tract and the south line of said 166.309 acre tract a distance of 788.39' to a 1/2" iron rod found for corner being the northeast corner of said Tract 1, said iron rod being in the east line of a ceded 26.781 acre tract conveyed to Alfredo and Maria Rangel as recorded in County Clerk No. 95-0076857, Land Records of Collin County, Texas.

THENCE N 01°12'20" E following the east line of said 26.781 acres tract and the west line of said 166.309 acre tract a distance of 948.86' to a point.

THENCE N 00°32'47" E following the east line of said 26.781 acres tract and the west line of said 166.309 acre tract a distance of 115.03' to a 1/2" iron rod found for corner at the northeast corner of said 26.781 acre tract and said iron rod being at the southeast corner of said ceded 21.335 acre tract.

THENCE S 89°40'34" W following the north line of said 26.781 acres tract and the south line of said 21.335 acre tract a distance of 159.40' to a point.

THENCE N 57°15'30" W following the north line of said 26.781 acres tract and the south line of said 21.335 acre tract a distance of 62.20' to a point.

THENCE N 89°53'13" W following the north line of said 26.781 acres tract and the south line of said 21.335 acre tract a distance of 382.17' to a point for corner.

THENCE N 02°25'37" E a distance of 242.85' to a point for corner, THENCE S 89°14'02" W a distance of 247.84' to a point for corner in the west line of said 21.335 acre tract.

THENCE N 02°20'24" E following the east line of said 21.335 acre tract a distance of 871.32' to a 1/2" iron rod with yellow plastic cap stamped "4813" set for corner in the south line of said DC Ranch, Phase 2 Addition.

THENCE N 89°15'47" E following the south line of said DC Ranch, Phase 2 Addition a distance of 813.44' to the POINT OF BEGINNING and containing 11,341.700 Square Feet or 260.372 Acres of land.

SURVEYOR'S CERTIFICATE

The survey shown herein is a true representation of the property as determined by a survey made on the ground and under the personal supervision of the surveyor. All visible improvements, as shown, there are no visible encroachments, conflicts, or prohibitions, except as shown. This survey conforms to the Texas Board of Professional Land Surveyors' Minimum Standards of Practice as adopted by the Board effective September 1, 2016. The property is subject to all easements of record.

*D. J. Suddex*  
Dated: J. Suddex, P.L.S. No. 4813



**BOUNDARY SURVEY**  
**260.372 ACRES**  
**B.B.B. & C.R.R. CO. SURVEY**  
**ABSTRACT NO. 130**  
**G. JOY SURVEY**  
**ABSTRACT NO. 489**  
**COLLIN COUNTY, TEXAS**

**SURDEXAN SURVEYING, INC.**  
ANNA, TEXAS 75418  
817.970.8200  
FAX 817.970.8500

**EXHIBIT "C"**

**DEED**

G.F. No. 18-394645-MM

**ADDRESS OF AND RETURN TO:**

**STERLING DEASON O'DONNELL and  
DARWIN DEASON, Co-Trustees of THE  
STERLING DEASON O'DONNELL DD 2012  
TRUST UNDER AGREEMENT OF THE  
DD 2014-B GRANTOR RETAINED ANNUITY  
TRUST DATED SEPTEMBER 5, 2012  
4406 Lively Lane  
Dallas, TX 75220**

**“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.”**

**GENERAL WARRANTY DEED**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That **PATRICIA MILLER aka PATRICIA DEASON** hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** cash in hand to Grantor paid by **STERLING DEASON O'DONNELL and DARWIN DEASON, Co-Trustees of THE STERLING DEASON O'DONNELL DD 2012 TRUST UNDER AGREEMENT OF THE DD 2014-B GRANTOR RETAINED ANNUITY TRUST DATED SEPTEMBER 5, 2012**, whose mailing address is 4406 Lively Lane, Dallas, TX 75220, hereinafter referred to as Grantee, the receipt of which is hereby acknowledged, and other good and valuable consideration, the receipt and sufficiency of which is hereby also acknowledged, **HAVE GRANTED, SOLD AND CONVEYED** and do by these presents **GRANT, SELL AND CONVEY** unto the said Grantee all the following described real property (“Property”), to-wit:

**SEE EXHIBIT “A” ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**Together with a non-exclusive easement for ingress and egress and for the installation and maintenance of utilities over and across that easement tract also described in Exhibit “A” attached hereto and made a part hereof for all purpose;**

This conveyance is made and accepted subject to validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements.

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, successors and assigns forever.

And Grantor does hereby bind Grantor, Grantor's heirs, successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee, Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Current ad valorem taxes on said Property have been prorated and the payment thereof is assumed by the Grantee.

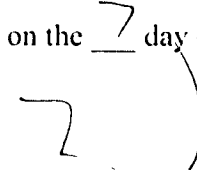
EXECUTED on the dates of the acknowledgments set out below, to be effective, however, on the 7 day of February 2019.

  
**PATRICIA MILLER aka PATRICIA DEASON**

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on the 7 day of February 2019 by **PATRICIA MILLER aka PATRICIA DEASON.**

  
\_\_\_\_\_  
Notary Public, State of Texas

PREPARED IN THE LAW OFFICES OF:

McWILLIAMS & THOMPSON

2713 Virginia Pkwy, Ste. 100

McKinney, Texas 75071

F:\Rachael Files 18-MM-4645 Deason - Deason Trust 4645.Warranty Deed - Cash.doc



**EXHIBIT "A"**

**TRACT 1**

BEING a tract of land situated in the B.B.B. & C.R.R. Co. Survey, Abstract No. 130 and in the G. Joy Survey, Abstract No. 488, Collin County, Texas and being all of a called 21.335 acre tract conveyed to Patricia Deason as recorded in Volume 5698, Page 1119, Land Records of Collin County, Texas, being all of a called 166.309 acre tract conveyed to Patricia Deason as recorded in County Clerks No. 96-0036768, Land Records of Collin County, Texas, being all of a called 75.931 acre tract conveyed to Patricia Miller as recorded in County Clerks No. 97-0099986, Land Records of Collin County, Texas, and being all of a called 2.469 acre tract conveyed to Patricia Miller as recorded in County Clerks No. 97-0063496, Land Records of Collin County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a 1" iron pipe found for corner at the northeast corner of said 21.335 acre tract, said iron rod being at the northwest corner of said called 166.309 acre tract, said iron pipe also being at the southeast corner of DC Ranch, Phase 2 Addition as recorded in Volume 2015, Page 686, Land Records of Collin County, Texas;

THENCE S 80°03'38" E following the north line of said 166.309 acre tract a distance of 3265.77' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west shoulder of County Road No. 132;

THENCE S 00°27'02" E following County road No. 132 a distance of 2071.86' to a concrete monument found for corner for the southeast corner of said 166.309 acre tract;

THENCE N 89°03'00" W following County Road No. 132 and the south line of said 166.309 acre tract a distance of 673.98' to a 1/2" iron rod found for corner at the northeast corner of said 75.931 acre tract;

THENCE S 00°08'30" E following County Road No. 132 and the east line of said 75.931 acre tract a distance of 1884.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in County Road 130;

THENCE S 89°28'51" W following County Road No. 130 and the south line of said 75.931 acre tract a distance of 1772.15' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the southwest corner of said 75.931 acre tract;

THENCE N 00°24'59" W following the west line of said 75.931 acre tract a distance of 591.33' to a point for corner, said point being the southeast corner of a 6.10 acre tract conveyed to Arden & Casey Field as recorded in County Clerks No. 20170428000541330, Land Records

of Collin County, Texas;

THENCE N 00°57'35" W following the west line of said 75.931 acre tract and the east line of said 6.10 acre tract a distance of 542.42' to a 1/2" iron rod found for corner at the northeast corner of said 6.10 acre tract and being the southeast corner of a called 9.943 acre tract conveyed to Daniel & Misty Simons as recorded in County Clerks No. 20070816001143760, Land Records of Collin County, Texas;

THENCE N 00°29'51" W following the west line of said 75.931 acre tract and the east line of said 9.943 acre tract a distance of 550.18' to a 5/8" iron rod found for corner at the northeast corner of said 9.943 acre tract and also being the southeast corner of a called Tract 3 as conveyed to Joe & Janice Stalling as recorded in County Clerks No. 93-0075959, Land Records of Collin County, Texas;

THENCE N 00°38'01" E following the west line of said 75.931 acre tract and the east line of said Tract 3 a distance of 247.35' to a 1" iron pipe found for corner at the northwest corner of said 75.931 acre tract, said iron rod being at the southerly southwest corner of said 166.309 acre tract;

THENCE N 00°21'11" W following the west line of said 166.309 acre tract and the east line of said Tract 3 a distance of 352.84' to a 1/2" iron rod found for corner at the northeast corner of said Tract 3. said iron rod being at the ell corner of said 166.309 acre tract;

THENCE S 89°26'15" W following the North line of Tract 3 and 1 of said Stalling's tract and the south line of said 166.309 acre tract a distance of 798.39' to a 1/2" iron rod found for corner being the northwest corner of said Tract 1, said iron rod being in the east line of a called 26.781 acre tract conveyed to Alfredo and Maria Rangel as recorded in County Clerks No. 95-0076857, Land Records of Collin County, Texas;

THENCE N 01°12'20" E following the east line of said 26.781 acres tract and the west line said 166.309 acre tract a distance of 946.86' to a point;

THENCE N 00°32'47" E following the east line of said 26.781 acres tract and the west line said 166.309 acre tract a distance of 115.03' to a 1/2" iron rod found for corner at the northeast corner of said 26.781 acres tract and and said iron rod being at the southeast corner of said called 21.335 acre tract;

THENCE S 89°40'54" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 159.40' to a point;

THENCE N 57°15'30" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 62.20' to a point;

THENCE N 85°53'33" W following the north line of said 26.781 acres tract and the south line said 21.335 acre tract a distance of 606.55' to the northwest corner of said 26.781 acres and the southwest corner said 21.335 acre tract;

THENCE N 00°20'26" E following the west line said 21.335 acre tract a distance of 1099.94' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the south line of said DC Ranch, Phase 2 Addition;

THENCE N 89°15'47" E following the south line of said DC Ranch, Phase 2 Addition a distance of 813.44' to the POINT OF BEGINNING and containing 11,572,988 Square Feet or 265.679 Acres of land.

## **TRACT 2: EASEMENT**

Non-Exclusive Access Easement set forth in Deed recorded in Clerk's No. 92-0036165, Real Property Records, Collin County, Texas and in Deed recorded in Volume 5698, Page 1119, Real Property Records, Collin County, Texas, 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 05 May 1972, and recorded in Volume 820, Page 650, of the Deed Records of the County of Collin, state of Texas, and being more fully described as follows,

BEGINNING for the southwest corner of the tract being described herein at a point being south 89 degrees 48 minutes 26 seconds West, a distance of 804.55 feet from the Southeast corner of said Kemp Engineering Tract, said beginning point being in Collin County Road Number 101 (a gravel surfaced public road) ;

THENCE North 00 degrees 13 minutes 57 seconds East, a distance of 1,361.28 feet to a ,crosstie fence corner post;

THENCE North 00 degrees 36 minutes 36 seconds East, a distance of 127.85 feet to a wood fence corner post;

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

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

THENCE South 00 degrees 13 minutes 57 seconds West, a distance 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.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/13/2019 02:07:12 PM  
\$46.00 NPRECELLA  
20190213000153000



*Stacey Kemp*