

Control Number: 50404



Item Number: 9

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PUBLIC UTILITY COMMISSION  
FILING CLERK

PETITION OF 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 TO AMEND §  
MARILEE SPECIAL UTILITY §  
DISTRICT'S CERTIFICATE OF §  
CONVENIENCE AND NECESSITY IN §  
COLLIN COUNTY BY EXPEDITED §  
RELEASE §

PUBLIC UTILITY COMMISSION  
OF TEXAS

**MARILEE SPECIAL UTILITY DISTRICT'S  
RESPONSE TO PETITION FOR EXPEDITED RELEASE**

Marilee Special Utility District ("Marilee") files this Response to the Petition for Expedited Release filed 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 ("Petitioner") filed in this docket (the "Petition"), and respectfully shows as follows:

**BACKGROUND**

1. On January 2, 2020, Petitioner filed the Petition to decertify 260.372 acres of real property (the "Property") from Marilee's certificated water service territory, Certificate of Convenience and Necessity (CCN) No. 10150, pursuant to Texas Water Code (TWC) § 13.254(a-5) now redesignated as TWC § 13.2541(b)<sup>1</sup>, and 16 Texas Administrative Code (TAC) § 24.245(l). The Property is owned by Petitioner as seen in the General Warranty Deed (the "Deed") attached as Exhibit "C" to the Petition<sup>2</sup>.

<sup>1</sup> TWC § 13.254(a-5), amended by Acts 2019, 86th Leg., ch. 688 (S.B. 2272), § 4.

<sup>2</sup> Petition, at Ex. C. (Jan. 2, 2020).

2. On January 6, 2020, PUC Order No. 1 set forth a schedule for Marilee to respond by February 11, 2020. Therefore, Marilee timely files this Response.

3. The Property is not eligible for decertification or expedited release under TWC § 13.2541(b) as this statute does not authorize decertification or expedited release of land that receives “service.” Marilee currently provides “service” to the Property as defined by TWC § 13.002(21). Moreover, the Public Utility Commission of Texas (the “Commission” or “PUC”) previously denied decertification of the Property, as the Commission concluded that the Property receives water from Marilee and that petition failed to demonstrate that the property was not receiving water service from Marilee.

## **DISCUSSION**

### **Marilee Currently Provides Retail Water Service To The Property.**

4. Marilee is a retail public utility and political subdivision of the State of Texas and the holder of CCN No. 10150. Marilee is the successor of the CCN and all plant, equipment and customers of the former Gunter Rural Water Supply Corporation. Marilee currently provides retail water service to approximately 2,592 active connections.

5. TWC § 13.2541(b) authorizes the decertification or expedited release only for property “that is not receiving water or sewer service.” TWC § 13.002(21) defines “service” as follows:

“‘Service’ means **any act** performed, **anything furnished or supplied**, and **any facilities or lines committed or used** by a retail public utility in the performance of its duties under this chapter .... (emphasis added).”

6. Petitioner claims that the Property is not receiving water service; however, the Property is receiving water “service” as Marilee has performed many acts in

furtherance of its performance of duties as a retail public utility to the Property, has furnished or supplied water to the Property, has facilities and lines committed to and used by Marilee in the performance of its duties, and is currently providing water to the Property, as provided further in this Response.

7. Attached as **Exhibit A** to this Response is the supporting affidavit of Donna Loiselle, Marilee's General Manager (the "Affidavit"). Marilee has performed many acts in furtherance of the provision of retail water service to the Property, including, without limitation, the following:

a. Marilee has constructed an 8" waterline **directly on** the south side of the Property, a 2" waterline (adjacent easterly off of the 8" waterline) which provides water service to the Property, a 4" waterline **directly on** the west side of the Property which provides water service to the Property, and a 6" waterline (adjacent to a portion of the east side of the Property) which provides water service to the Property. The location of such waterlines are shown in **Exhibit B** attached hereto this Response;

b. Marilee maintains three (3) active water meters through which Marilee provides retail water service to the Property, identified in Marilee's records as #309, #721, and #1528 (the "Meters"). The location of the Meters are shown in **Exhibit B**;

c. Marilee is **currently** providing water service to the Meters as seen in the respective billing statements for the Meters, attached as **Exhibit C** to this Response (with emphasis added), which also reflect the service addresses for the Meters; and

d. The service addresses are located within the Property and owned by Petitioner in accordance with the Deed, as reflected in the records from the Collin Central Appraisal District's website<sup>3</sup> and seen in **Exhibit D** attached to this Response (with emphasis added).

8. Attached as **Exhibit B** to this Response is a true and correct map that identifies the Property, the 8" waterline installed **directly on** the Property, the 2" waterline installed adjacent to the Property where Meter #309 **serves water to** the Property, the 4" waterline installed **directly on** the Property where Meter #721 **serves water to** the Property, and the 6" waterline installed adjacent to the Property where Meter #1528 **serves water to** the Property (collectively, the "Facilities").

9. The Property which Petitioner seeks to decertify is a large portion of the real property conveyed to Petition in the Deed. However, the Facilities are also located within the tract identified by the Deed. Attached in **Exhibit B** to this Response is a true and correct map that identifies the real property owned by Petitioner according to the metes and bounds description of the Deed<sup>4</sup>, as well as the Facilities.

10. Under *Tex. Gen. Land Office v. Crystal Clear Water Supply Corp.*, 449 S.W.3d 130, 137 (Tex. App.—Austin 2014), the Court determined that the relevant standard for purposes of determining whether the property is receiving "service" and therefore eligible for expedited decertification is whether any "facilities or lines are committed or used" in the performance of the CCN holder's duties as a retail public utility.

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<sup>3</sup> Collin Central Appraisal District,  
<https://www.collincad.org/propertysearch?prop=2121255&year=2020>,  
<https://www.collincad.org/propertysearch?prop=2795093&year=2020>, (last visited Feb. 7, 2020).

<sup>4</sup> See Petition, at Ex. C (Jan. 1, 2020).

11. The Property is receiving water “service” through Marilee’s waterlines and the Meters,<sup>5</sup> among other acts performed by Marilee, such as installing waterlines to serve the Property, sending billing statements to the service addresses located on the Property and receiving payment for such water usage.

**The Commission Previously Denied A Petition To Decertify The Property On Nearly Identical Circumstances.**

12. In 2017, Patricia Miller Deason, the previous landowner of the Property as seen in the Deed and in **Exhibit D**, filed a petition for expedited release of 257.86 acres of the Property (the “2017 Petition”).<sup>6</sup> Marilee responded to the 2017 Petition and provided evidence that the Property was receiving water service at that time.<sup>7</sup>

13. Commission Staff filed its Recommendation on Final Disposition, proposing that active meters are “considered ‘active water tap[s]’ under the *Crystal Clear* standard” and the billing statements showed Marilee provided water service to the property through active meters, and thus, Commission Staff recommended the denial of the 2017 Petition.<sup>8</sup>

14. The Commission denied the 2017 Petition, finding that Deason did not demonstrate the 257.86-acre tract of land is not receiving water service from Marilee, among other findings.<sup>9</sup> Deason did not appeal the ruling.

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<sup>5</sup> “Certainly an active water tap on the Decertified Property would constitute a facility or line ‘used’ to supply water to the tract on which it was located.” *Id.* At 140.

<sup>6</sup> See Docket No. 46866.

<sup>7</sup> Marilee’s Responses, Items 7 and 11 of Docket No. 46866 (Mar. 15 and Apr. 4, 2017, respectively).

<sup>8</sup> Commission Staff’s Recommendation, Item 14 of Docket No. 46866 (Apr. 10, 2017).

<sup>9</sup> Commission’s Order, Item 19 of Docket No. 46866 (May 19, 2017).

15. Attached as **Exhibit E** to this Response is the true and correct copy of the map Marilee provided in its response to the 2017 Petition.<sup>10</sup>

16. In 2017, the Commission found—on nearly identical circumstances—that the Property was receiving water service. Differences between the 2017 Petition and the Petition in this docket include (a) the landowner is now a trust (possibly a familial trust as indicated by names of the Petitioner and previous petitioner Patricia Miller Deason); (b) Petitioner is requesting to decertify an additional 2.512 acres; and (c) the tenants currently living at the service addresses for the Meters who pay for water usage from Marilee.

### CONCLUSION

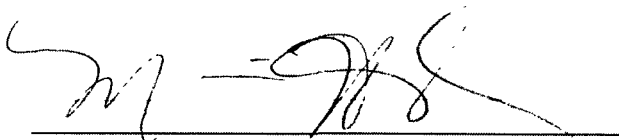
17. The Property is not eligible for decertification or expedited release under TWC § 13.254(a-5) (now, § 13.2541(b)) as Marilee provides “service” to the Property as defined under TWC § 13.002(21) and *Crystal Clear*, including without limitation, that Marilee has installed an 8” waterline on the Property, a 2” waterline adjacent to the Property to provide water through Meter #309, a 4” waterline on the Property to provide water through Meter #721, and a 6” waterline adjacent to the Property to provide water through Meter #1528.

18. WHEREFORE, PREMISES CONSIDERED, Marilee Special Utility District respectfully requests the Petition be denied in its entirety, as the requisite statutory criteria for decertification or expedited release have not been met. If the Commission intends to proceed with processing the Petition notwithstanding that the Property is not eligible, Marilee requests the opportunity to present evidence in an appropriate hearing.

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<sup>10</sup> Marilee's Response to 2017 Petition, at Ex. A, Item 7 of Docket No. 46866 (Mar. 15, 2017).

Respectfully submitted,



Maria Huynh  
State Bar No. 24086968  
James W. Wilson  
State Bar No. 00791944

JAMES W. WILSON & ASSOCIATES, PLLC  
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Allen, Texas 75013  
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Email: mhuynh@jww-law.com  
jwilson@jww-law.com

ATTORNEYS FOR MARILEE SPECIAL  
UTILITY DISTRICT

**CERTIFICATE OF SERVICE**

I certify that a true and correct copy of this document was served on the following parties of record on February 10, 2020, in accordance with 16 TAC § 22.74.

via e-mail: creighton.mcmurray@puc.texas.gov

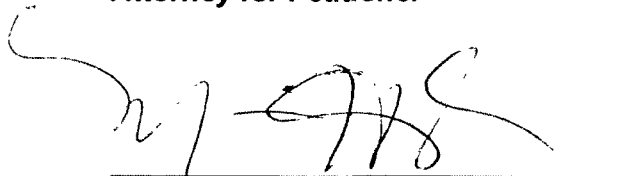
Creighton McMurray  
Attorney-Legal Division  
Public Utility Commission  
1701 N. Congress  
P.O. Box 13326  
Austin, Texas 78711-3326

**Attorney for the Commission**

via e-mail: jbethke@coatsrose.com

Joshua W. Bethke  
Coats Rose, P. C.  
14755 Preston Road, Suite 600  
Dallas, Texas 75254

**Attorney for Petitioner**



Maria Huynh



**EXHIBIT A**

**AFFIDAVIT OF DONNA LOISELLE,  
MARILEE'S GENERAL MANAGER**

DOCKET NO. 50404

PETITION OF STERLING DEASON	§	PUBLIC UTILITY COMMISSION
O'DONNELL AND DARWIN DEASON,	§	
CO-TRUSTEES OF THE STERLING	§	
DEASON O'DONNELL DD 2012 TRUST	§	OF TEXAS
UNDER AGREEMENT OF THE DD	§	
2014-B GRANTOR RETAINED	§	
ANNUITY TRUST TO AMEND	§	
MARILEE SPECIAL UTILITY	§	
DISTRICT'S CERTIFICATE OF	§	
CONVENIENCE AND NECESSITY IN	§	
COLLIN COUNTY BY EXPEDITED	§	
RELEASE	§	

**SUPPORTING AFFIDAVIT OF DONNA LOISELLE, GENERAL MANAGER  
OF MARILEE SPECIAL UTILITY DISTRICT**

STATE OF TEXAS	§
	§
COUNTY OF COLLIN	§

BEFORE ME, the undersigned authority, on this date personally appeared Donna Loiselle, who being by me first duly sworn states as follows:

“My name is Donna Loiselle. I am more than 18 years of age and I am of sound mind and qualified to make this affidavit. I have personal knowledge of all facts stated herein.

Since 1996, I have been the duly appointed general manager of Marilee Special Utility District (“Marilee”) and I am the custodian of the records of Marilee. Marilee is the successor to Gunter Rural Water Supply Corporation.

I have read Marilee Special Utility District’s Response to Petition for Expedited Release in Docket No. 50404 (the “Response”) and each and every factual statement contained therein is true and correct.

Attached as Exhibit B to the Response is a true and correct copy of a portion of Marilee’s water system map prepared by Marilee’s engineer of record, DBI Engineers. The Property that is the subject matter of Docket No. 50404, being 260.371 acres is accurately located on the map according to the metes and bounds of *Exhibit “B” of the Petition* filed in this docket.

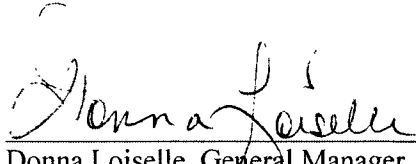
Also attached as Exhibit B to the Response is a true and correct copy of a portion of Marilee’s water system map prepared by Marilee’s engineer of record, DBI Engineers. The real property owned by Petitioner, is accurately located on the map according to the metes and bounds of *Exhibit “C” of the Petition* filed by Petitioner in Docket No. 50404, being the General Warranty Deed, recorded as Instrument No. 20190213000153000 in the deed records of Collin County, Texas (the “Deed”).

Marilee provides water service to the Property, specifically through an 8” waterline on the Property served off the 2” waterline at the corner of County Roads 130 and 132 through Meter #309, a 4” waterline on the Property through Meter #721, and a 6” waterline at the corner of County Roads 132 and 131 through Meter #1528.

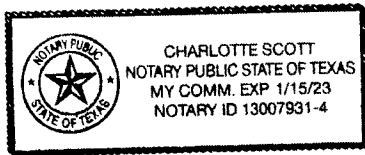
Attached as Exhibit C to the Response are true and correct copies of billing statements for water usage of Meters #309, #721, and #1528 (the “Meters”), highlighted for emphasis (the “Records”). The Records were made at or near the time of each act, event or condition set forth. The Records were made by or from information transmitted by, persons with knowledge of the matters set forth. The Records were kept in the course of regularly conducted business activity of Marilee. It is the regular practice of Marilee to make the Records.

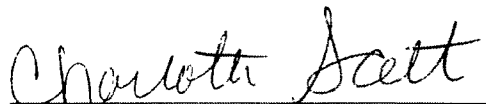
Attached as Exhibit D to the Response are true and correct information from the website of Collin Central Appraisal District, highlighted for emphasis, reflecting the Meters correlate with the service addresses located on the Property, and that previous petitioner of the Property, Patricia Deason, conveyed the Property to Petitioner through a deed filed as Instrument No. 20190213000153000 in the deed records of Collin County, Texas (the “Deed”), which is the same Deed provided by Petitioner in the Petition.

Attached as Exhibit E to the Response is a true and correct copy of the portion of Marilee’s system map prepared by Marilee’s engineer of record, DBI Engineers, submitted in 2017 as Marilee’s Response, at Ex. A, Item 7 of Docket No. 46866.”

  
\_\_\_\_\_  
Donna Loiselle, General Manager  
Marilee Special Utility District

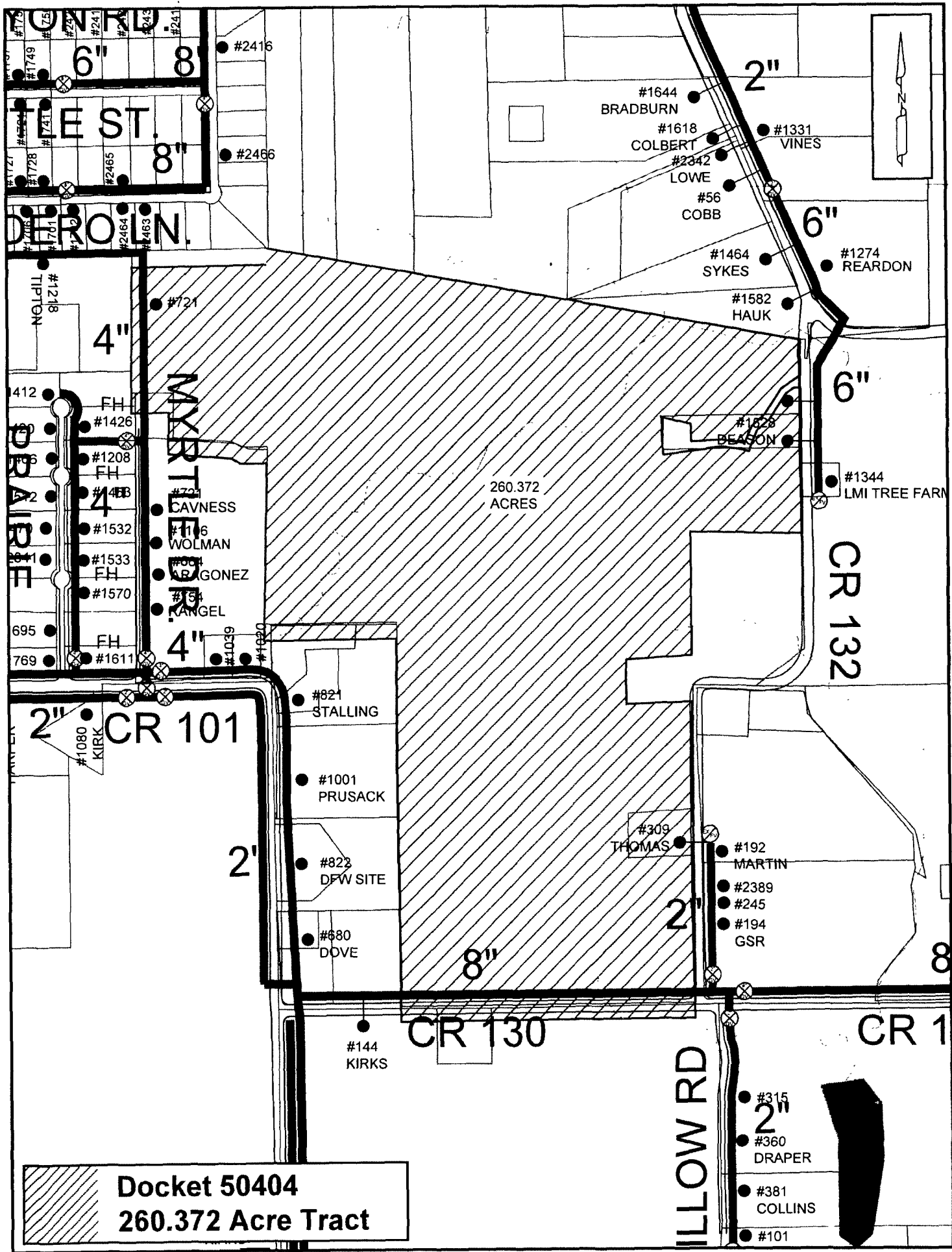
**SUBSCRIBED AND SWORN TO** before me on the 7 day of February 2020, by Donna Loiselle, General Manager of Marilee Special Utility District.



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

**EXHIBIT B**

**MAPS IDENTIFYING THE PROPERTY  
AND MARILEE'S CURRENT WATERLINES AND METERS**



**Docket 50404**  
**260.372 Acre Tract**



CR 132

CR 130

CR 1

WILLOW RD

4"

4"

MYRTLE ST

2" CR 101

2"

8"

2"

2"

DRAPER

COLLINS

#101

260.372 ACRES

E ST

DEROLIN

BRADBURN

COLBERT

LOWE

COBB

SYKES

HAUK

BEASON

CAVNESS

WOLMAN

ARAGON

KANGEL

STALLING

PRUSACK

DFW SITE

DOVE

KIRKS

THOMAS

MARTIN

#2389

#245

#194

GSR

#315

#360

#381

#101

#101

#721

#1426

#1208

#1488

#1532

#1533

#1570

#1611

#1039

#1020

#821

#1001

#823

#680

#1644

#1618

#2342

#56

#1464

#1582

#1528

#1344

#1274

#2416

#2466

2"

VINES

6"

6"

8"

CONTROL  
 #175  
 #1749  
 #1741  
 #241  
 #243  
 #241  
 #174  
 #1728  
 #2465  
 #1727  
 #1706  
 #1701  
 #1702  
 #2464  
 #463

TIPTON

412

410

406

402

401

695

769

1080

KIRK

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"

2"



**EXHIBIT C**

**BILLING STATEMENTS FOR WATER USAGE  
OF THE METERS ON THE PROPERTY**

Marilee SUD

Customer Detail

**Arias, Alvaro**

Arias, Alvaro  
8887 County Road 132

**Account Number**

**309**

Deason, Patricia  
10645 Lennox Lane

Celina TX  
75009 (214)724-1361  
Service Address: 8887 CR# 132

Dallas TX  
75229 (214)750-9797

Date Turned On  
Date Turned Off  
Meter Check Date 10/5/2011  
Rate Code 1  
Pump/Well Number 23  
Last Reading 8753  
Previous Reading 8691  
Usage 6,200  
  
# of Units 1

Months On System 314  
Total Usage 2,960,400  
Average Usage 9,428  
Sequence Number 21740  
Meter Serial Number 33413485  
Route Number 2  
Last Read Date 1/22/2020  
12 Month Average 5,642  
Last Year Average 5,700  
Previous Year Average 7,000  
Last "Paid On Time" Date 1/14/2020  
Last Late Charge Date 1/18/2016  
Number Of Late Months 58  
Next Due Date 2/15/2020  
Year To Date Charges \$59.13

Meter 83743679 Z  
Old Account # 309  
Servicezipcode 75,009.00

Readresolution 1.00 brand&size Badger .625

Deposit Information

Deposit Amount	\$100.00	Deposit Date	Certificate Number	0	
Deposit Amount 2	\$200.00	Deposit 2 Date	12/21/2012	0	
0	Usage	Charges	Read Date	Reading	
January	6,200	59.13	1/22/2020	8753	
February	4,700	48.04	2/21/2019	8123	
March	4,200	45.02	3/21/2019	8165	
April	5,300	51.65	4/24/2019	8218	
May	4,600	47.43	5/23/2019	8264	
June	5,700	54.07	6/24/2019	8321	
July	6,600	59.49	7/23/2019	8387	
August	6,000	55.88	8/21/2019	8447	
September	7,900	67.33	9/24/2019	8526	
October	5,700	54.07	10/22/2019	8583	
November	5,200	51.05	11/20/2019	8635	
December	5,600	53.46	12/19/2019	8691	
			Previous Charges	\$59.13	
			<b>Current Balance</b>	<b>59.13</b>	
Last Payment	1/14/2020	\$53.46	Check Number	1	
Age 1	\$59.13	Age 2	\$0.00	Age 3	\$0.00



Marilee SUD

### Customer Detail

**Mowles, C Neil**

Mowles, C Neil  
9298 Myrtle Dr

**Account Number**

**721**

Deason, Patricia  
10645 Lennox Lane

Celina TX  
75009 (817)891-0989  
Service Address: 9298 Myrtle Dr

Dallas TX  
75229-5480 (214)750-9797

Date Turned On  
Date Turned Off  
Meter Check Date 5/1/2009  
Rate Code 1  
Pump/Well Number 23  
Last Reading 12772  
Previous Reading 12671  
Usage 10,100  
  
# of Units 1

Months On System 314  
Total Usage 2,393,300  
Average Usage 7,622  
Sequence Number 22260  
Meter Serial Number 33413528  
Route Number 2  
Last Read Date 1/22/2020  
12 Month Average 5,550  
Last Year Average 5,000  
Previous Year Average 19,000  
Last 'Paid On Time' Date 1/6/2020  
Last Late Charge Date 7/16/2019  
Number Of Late Months 18  
Next Due Date 2/15/2020  
Year To Date Charges \$83.43

Meter 81715178 Z  
Old Account # 721  
Servicezipcode 75,009.00

Readresolution 1.00 brand&size Badger .625

#### Deposit Information

Deposit Amount	\$200.00	Deposit Date	10/29/2018	Certificate Number	0
Deposit Amount 2	\$0.00	Deposit 2 Date	8/5/2004	Services	Current Balance
0					
Usage		Charges	Read Date	Reading	
January	10,100	83.43	1/22/2020	12772	
February	2,500	49.23	2/21/2019	12131 L	
March	2,100	34.84	3/21/2019	12152	
April	2,700	37.68	4/24/2019	12179	
May	2,200	35.31	5/23/2019	12201	
June	3,300	40.51	6/24/2019	12234	
July	4,400	56.23	7/23/2019	12278 L	
August	5,500	52.86	8/21/2019	12333	
September	9,800	78.79	9/24/2019	12431	
October	2,400	36.26	10/22/2019	12455	
November	7,700	66.13	11/20/2019	12532	
December	13,900	106.56	12/19/2019	12671	
				Previous Charges	\$83.43
				<b>Current Balance</b>	<b>\$83.43</b>
Last Payment	1/6/2020	\$106.56	Check Number	2563025	
Age 1	\$83.43	Age 2	\$0.00	Age 3	\$0.00

Marilee SUD

### Customer Detail

**Johnston, Haley**

Johnston, Haley  
P O Box 110757

**Account Number**

**1528**

Deason, Patricia  
11 Robledo Dr

Carrollton TX  
75011 (334)319-6988  
Service Address: 9379 CR# 132

Dallas TX  
75230-3055 (214)750-9797

Driver License #: AL7679390

Months On System 189  
Total Usage 415,800  
Average Usage 2,200  
Sequence Number 9820  
Meter Serial Number 29263298  
Route Number 1  
Last Read Date 1/20/2020  
12 Month Average 3,808  
Last Year Average 3,900  
Previous Year Average 700  
Last 'Paid On Time' Date 1/13/2020  
Last Late Charge Date 11/18/2019  
Number Of Late Months 34  
Next Due Date 2/15/2020  
Year To Date Charges \$52.29

Date Turned On 5/18/2004  
Date Turned Off  
Meter Check Date 11/27/2017  
Rate Code 1  
Pump/Well Number 23  
Last Reading 605  
Previous Reading 558  
Usage 4,700

# of Units 1

Meter 87129817 Z  
Old Account # 1,528  
Servicezipcode 75,009.00

Readresolution 1.00 brand&size Badger .625

#### Deposit Information

Deposit Amount	\$200.00	Deposit Date	5/18/2004	Certificate Number	0
Deposit Amount 2	\$200.00	Deposit 2 Date	1/14/2019	Services	Current Balance
0					
	Usage	Charges	Read Date	Reading	
January	4,700	52.29	1/20/2020	605	
February	3,800	106.02	2/20/2019	186	L
March	3,600	104.43	3/19/2019	222	L
April	4,300	108.12	4/23/2019	265	L
May	3,300	43.01	5/21/2019	298	
June	3,600	54.43	6/20/2019	334	L
July	3,600	44.43	7/22/2019	370	
August	4,100	46.92	8/20/2019	411	
September	4,800	51.14	9/23/2019	459	
October	3,400	43.48	10/21/2019	493	
November	3,300	53.01	11/18/2019	526	L
December	3,200	42.54	12/17/2019	558	
				Previous Charges	\$49.79
				<b>Current Balance</b>	<b>49.79</b>

Last Payment 1/13/2020 \$42.54 Check Number 8  
Age 1 \$49.79 Age 2 \$0.00 Age 3 \$0.00

haleyjohnston@gmail.com

**EXHIBIT D**

**INFORMATION FOR THE PROPERTY  
FROM COLLIN CENTRAL APPRAISAL DISTRICT RECORDS**

# Property Search

Property ID: 2121255 - Tax Year: 2020

## General Information

**Property ID** 2121255  
**Property Status** Active  
**Geographic ID** R-6488-000-0060-1  
**Property Type** Real  
**Property Address** 9298 Myrtle Dr  
 Celina, TX 75009  
**Total Land Area** 21.3350 acres  
**Total Improvement Main Area** 1,800 sq. ft.  
**Abstract/Subdivision** George Joy Survey  
**Primary State Code** E (Farm & Ranch Single-family)  
**Legal Description** Abs A0488 George Joy Survey, Tract 6,  
 21.335 Acres  
**Tax Agent** David Hall Consulting, Inc

## Owner Information

**Owner ID** 1097669  
**Owner Name(s)** O'Donnell Sterling Deason Trust The  
**Exemptions** None  
**Percent Ownership** 100.00%  
**Mailing Address** 4406 Lively Ln  
 Dallas, TX 75220-2006

## 2020 Value Information

Value information for Property ID 2121255 in the 2020 tax year is unavailable. Value information for prior years may be available in the Value History section below.

## Entitles

Taxing Entity	Tax Rate	Collected By
CCL (Celina City)	0.645000 (2019 Rate)	Collin County Tax Office
GCN (Collin County)	0.174951 (2019 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2019 Rate)	Collin County Tax Office
SCL (Celina ISD)	1.548900 (2019 Rate)	Collin County Tax Office

## Improvements

**Improvement #1** Residential  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Total Main Area** 1,800 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1993	1,800
2	CP - Covered Porch/patio	1993	120
3	CP - Covered Porch/patio	1993	300
4	AG - Attached Garage	1993	600

**Improvement #2** Residential  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Total Main Area** n/a

## Land Segments

**Land Segment #1** Farm And Ranch Single Family  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Ag Use Value** n/a  
**Land Size** 1.0000 acres  
 43,560 sq. ft.

**Land Segment #2** Cropland  
**State Code** D1 (Qualified Open-space Ag Land)  
**Homesite** No  
**Market Value**  
**Ag Use Value** 1D1  
**Land Size** 20.3350 acres  
 885,793 sq. ft.

Detail #	Type	Year Built	Sq Ft.
1	METAL BLDG - Metal Bldg	1995	364

**Value History**

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2019	\$117,627	\$501,373	\$619,000	\$474,538	\$144,462	\$0	\$144,462
2018	\$117,732	\$533,375	\$651,107	\$505,081	\$146,026	\$0	\$146,026
2017	\$113,766	\$469,370	\$583,136	\$444,055	\$139,081	\$0	\$139,081
2016	\$100,838	\$426,700	\$527,538	\$403,263	\$124,275	\$0	\$124,275
2015	\$93,180	\$426,700	\$519,880	\$403,162	\$116,718	\$0	\$116,718

**Deed History**

Deed Date	Seller	Buyer	Instr #	Volume/Page
02/07/2019	DEASON PATRICIA	O'DONNELL STERLING DEASON TRUST THE	20190213000153000	
02/07/2019	MILLER PATRICIA ANN	O'DONNELL STERLING DEASON TRUST THE	20190213000153000	
06/24/2004	HARDISTY JIMMIE DON	DEASON PATRICIA	0094677	5698/1119

**SB 541 – Amends Section 25.027 of the Property Tax Code, effective September 1, 2005**

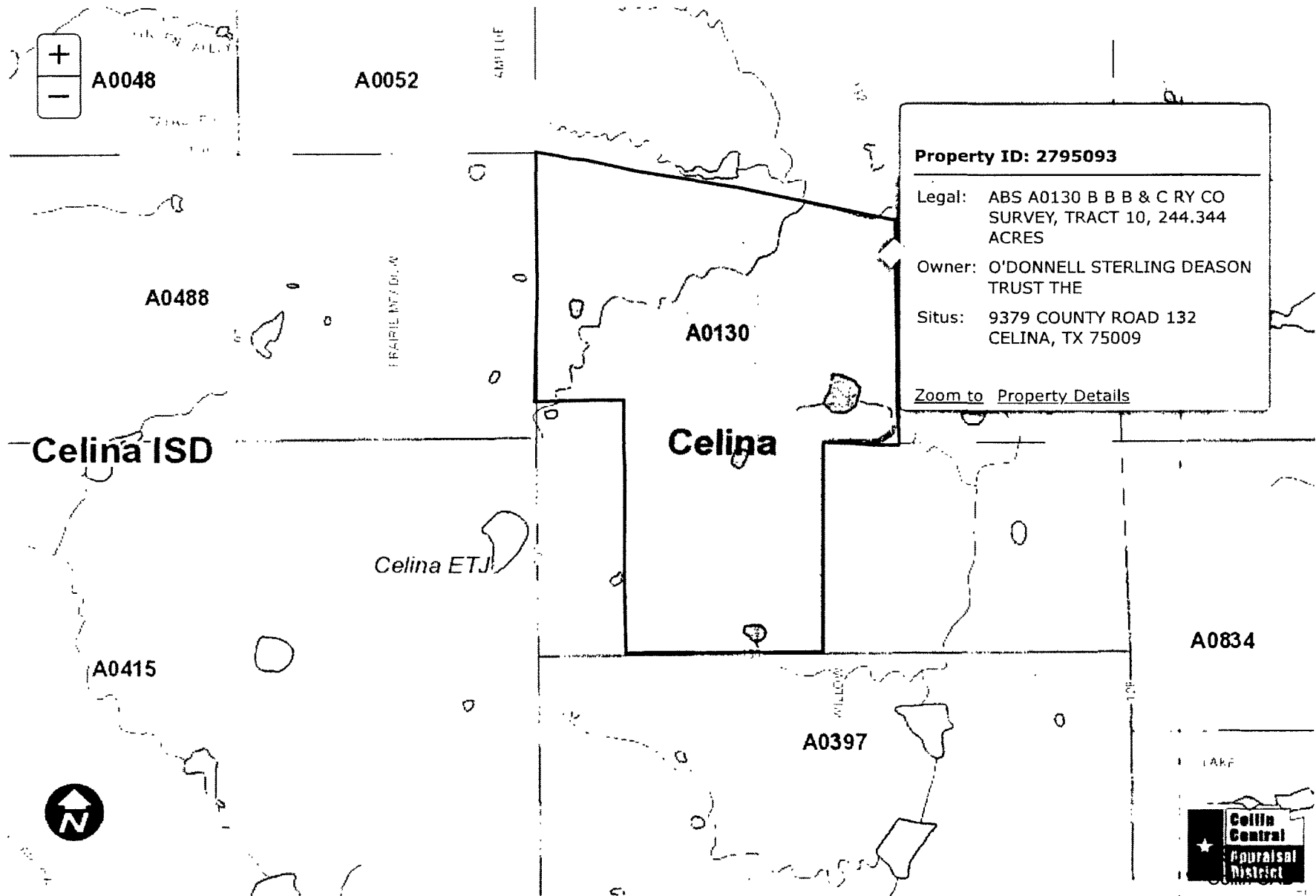
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# Property Search

Property ID: 2795093 - Tax Year: 2020

## General Information

**Property ID** 2795093  
**Property Status** Active  
**Geographic ID** R-6130-000-0100-1  
**Property Type** Real  
**Property Address** 9379 County Road 132  
Celina, TX 75009  
**Total Land Area** 244.3440 acres  
**Total Improvement Main Area** 4,902 sq. ft.  
**Abstract/Subdivision** B B B & C Ry Cr. Survey  
**Primary State Code** E (Farm & Ranch Single-family)  
**Legal Description** Abs A0130 B B B & C Ry Co Survey, Tract  
10, 244.344 Acres  
**Tax Agent** David Hall Consulting Inc

## Owner Information

**Owner ID** 1097669  
**Owner Name(s)** O'Donnell Sterling Deason Trust The  
**Exemptions** None  
**Percent Ownership** 100.00%  
**Mailing Address** 4406 Lively Ln  
Dallas, TX 75220-2006

## 2020 Value Information

Value information for Property ID 2795093 in the 2020 tax year is unavailable. Value information for prior years may be available in the Value History section below.

## Entities

Taxing Entity	Tax Rate	Collected By
CCL (Celina City)	0.645000 (2019 Rate)	Collin County Tax Office
GCN (Collin County)	0.174951 (2019 Rate)	Collin County Tax Office
JCN (Collin College)	0.081222 (2019 Rate)	Collin County Tax Office
SCL (Celina ISD)	1.548900 (2019 Rate)	Collin County Tax Office

## Improvements

**Improvement #1** Residential  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Total Main Area** 2,958 sq. ft.

Detail #	Type	Year Built	Sq. Ft.
1	MA - Main Area	1996	2,322
2	MA2 - Main Area 2nd Floor	1996	636
3	AG - Attached Garage	1996	900
4	CP - Covered Porch/patio	1996	462
5	EP - Enclosed Porch	1996	276

**Improvement #2** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**

## Land Segments

**Land Segment #1** Farm And Ranch Single Family  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Ag Use Value** n/a  
**Land Size** 1.0000 acres  
43,560 sq. ft.

**Land Segment #2** Improved Pasture  
**State Code** D1 (Qualified Open-space Ag Land)  
**Homesite** No  
**Market Value**  
**Ag Use Value** 1D1  
**Land Size** 242.3440 acres  
10,556,505 sq. ft.

**Total Main Area** n/a

Detail #	Type	Year Built	Sq. Ft.
1	STABLE - Stable	1997	3,456

**Land Segment #3** Farm And Ranch Single Family  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Ag Use Value** n/a  
**Land Size** 1.0000 acres  
43,560 sq. ft.

**Improvement #3** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	1997	2,880

**Improvement #4** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	1997	375

**Improvement #5** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

Detail #	Type	Year Built	Sq. Ft.
1	BARN - Barn	1997	375

**Improvement #6** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

Detail #	Type	Year Built	Sq. Ft.
1	TEN - Tennis Court	1997	7,200

**Improvement #7** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**



<b>Total Main Area</b>			n/a
<b>Detail #</b>	<b>Type</b>	<b>Year Built</b>	<b>Sq. Ft.</b>
1	BARN - Barn	1997	2,916

**Improvement #8** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

<b>Detail #</b>	<b>Type</b>	<b>Year Built</b>	<b>Sq. Ft.</b>
1	BARN - Barn	1975	2,000

**Improvement #9** Residential  
**State Code** D2 (Farm & Ranch Imprv On Qualified Ag Land)  
**Homesite** No  
**Market Value**  
**Total Main Area** n/a

<b>Detail #</b>	<b>Type</b>	<b>Year Built</b>	<b>Sq. Ft.</b>
1	BARN - Barn	1975	1,280

**Improvement #10** Residential  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Total Main Area** 1,944 sq. ft.

<b>Detail #</b>	<b>Type</b>	<b>Year Built</b>	<b>Sq. Ft.</b>
1	MA - Main Area	1975	1,944

**Improvement #11** Residential  
**State Code** E (Farm & Ranch Single-family)  
**Homesite** Yes  
**Market Value**  
**Total Main Area** n/a

<b>Detail #</b>	<b>Type</b>	<b>Year Built</b>	<b>Sq. Ft.</b>
1	BARN - Barn	1999	400

**Value History**

Year	Improvement	Land	Market	Ag Loss	Appraised	HS Cap Loss	Assessed
2019	\$290,015	\$5,742,085	\$6,032,100	\$5,670,736	\$361,364	\$0	\$381,364

## Deed History

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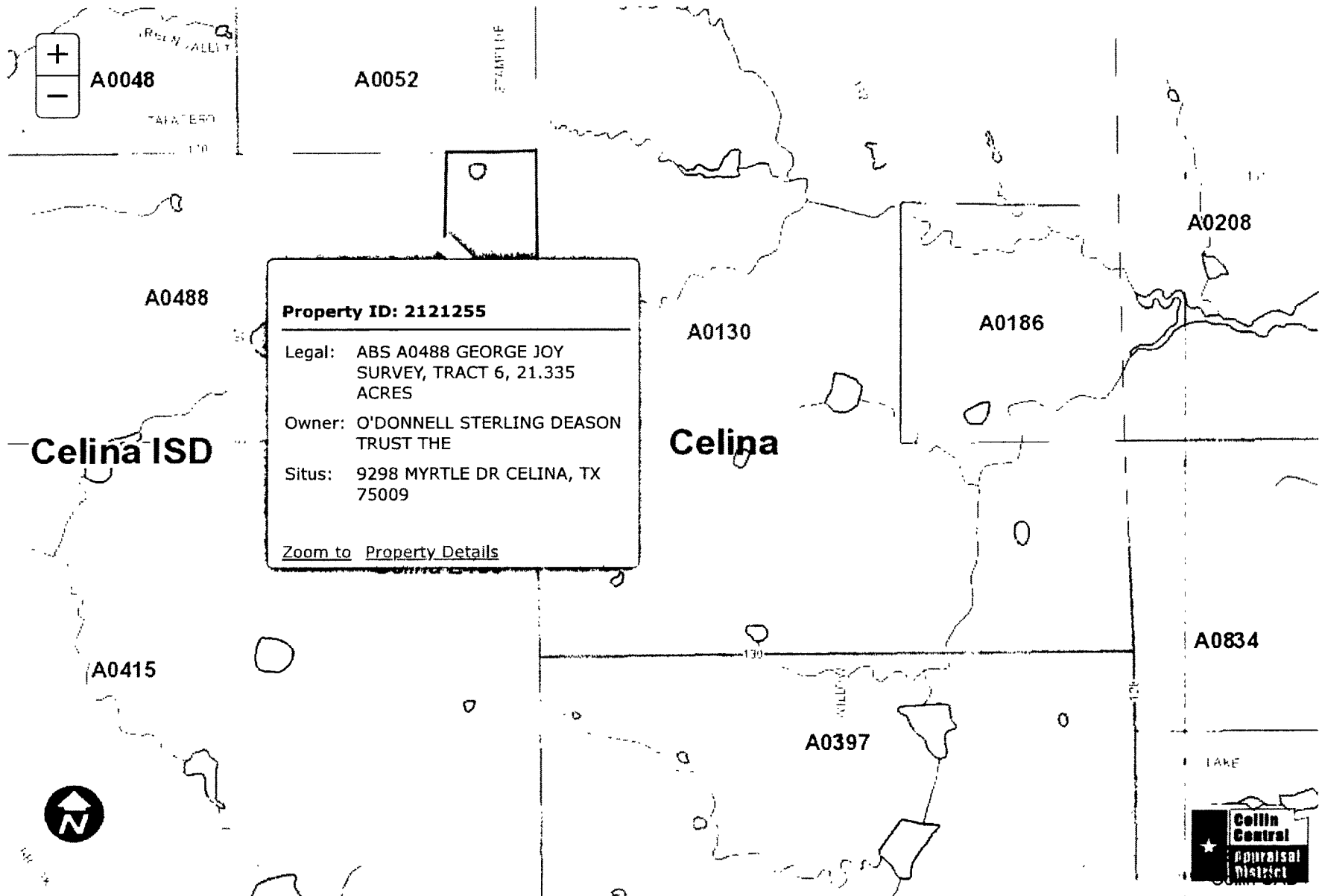
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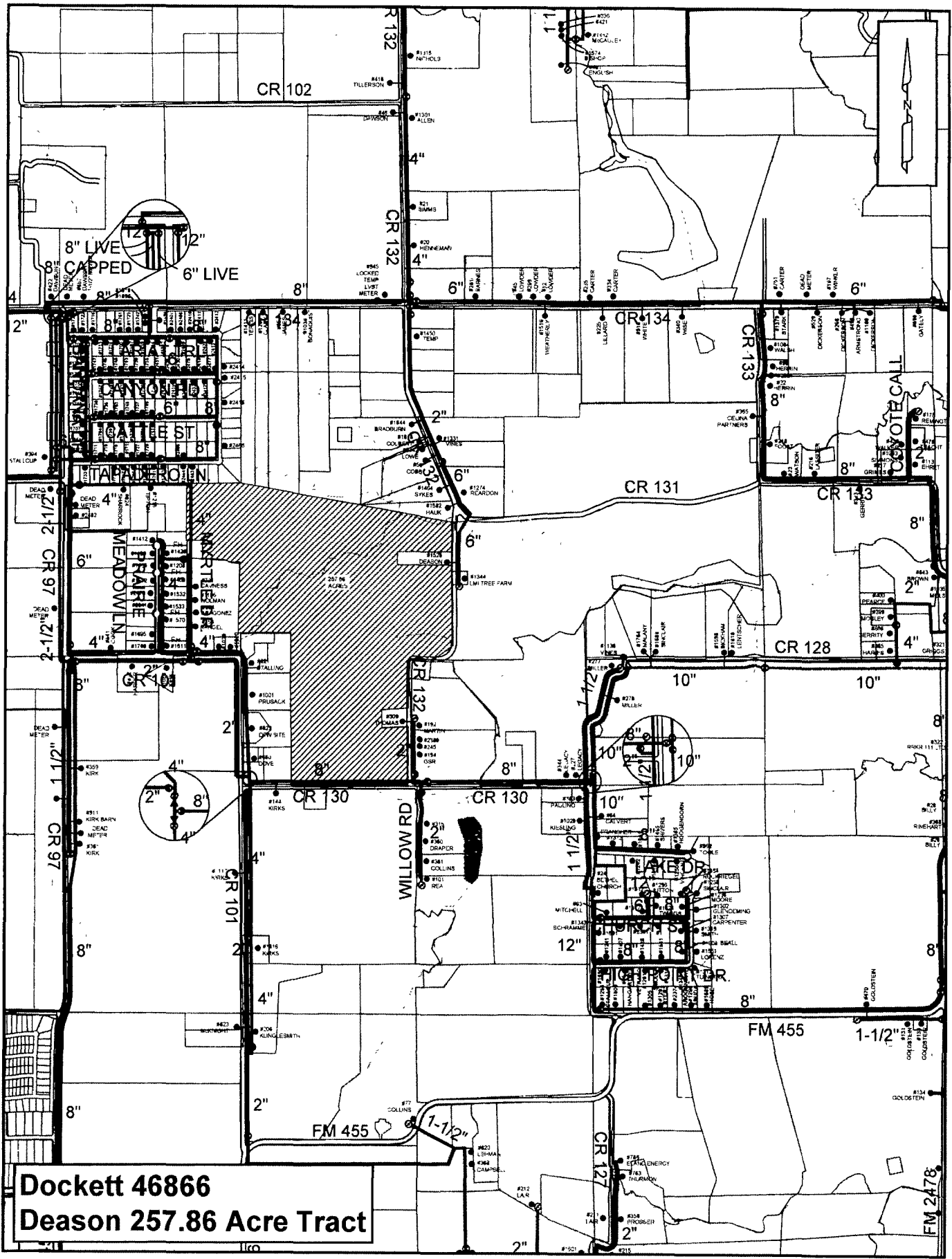
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**EXHIBIT E**

**2017 MAP OF MARILEE'S WATERLINES AND METERS**



**Docket 46866**  
**Deason 257.86 Acre Tract**