



Control Number: 52293



Item Number: 1

Addendum StartPage: 0

PUC DOCKET NO. 52293

PETITION BY MERITAGE HOMES OF TEXAS, LLC, FOR STREAMLINED  
EXPEDITED RELEASE FROM WATER CCN NO. 11482 HELD BY THE CITY OF  
MELISSA AND WATER CCN NO. 11035 HELD BY NORTH COLLIN SPECIAL  
UTILITY DISTRICT

§ PUBLIC UTILITY COMMISSION  
§  
§ OF TEXAS  
§  
§  
§

**PETITION BY MERITAGE HOMES OF TEXAS, LLC,  
FOR STREAMLINED EXPEDITED RELEASE  
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**



TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

COMES NOW Meritage Homes of Texas, LLC (“Meritage”) and files this Petition with the Public Utility Commission of Texas (the “PUC”) for streamlined expedited release from water certificate of convenience and necessity (“CCN”) No. 11482, held by the City of Melissa (“Melissa”) and water CCN No. 11035, held by North Collin Special Utility District (“North Collin SUD”) pursuant to (i) Texas Water Code Section 13.2541; and (ii) Rule 24.245(h) 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 13.2541 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 streamlined 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 13.2541 provides the same, and it recognizes that Collin County is a

---

<sup>1</sup> TWC § 13.2541.

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

county in which owners of at least 25 acres are entitled to expedited release.<sup>3</sup> Under Section 13.2541(c), the PUC “shall grant a petition received not later than the 60<sup>th</sup> day after the date the landowner files the petition.”

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

Meritage owns approximately 273 acres of contiguous property in Collin County, Texas that is located within the municipal boundaries of the City of Princeton (the “Property”). The Property is located within the boundaries of water CCN No. 11482 and water CCN No. 11035, held by Melissa and North Collin SUD. None of the Property receives service from any water or sewer service provider. In support of this Petition, Meritage has attached the following exhibits:

1. Affidavit in support of this Petition is attached hereto as **Exhibit A**;
2. General Location Map is attached hereto as **Exhibit B**;
3. Detailed Property Map is attached hereto as **Exhibit C**; and
4. Property records (special warranty deed including metes and bounds description) is attached hereto as **Exhibit D**.

## **III. CONCLUSION AND PRAYER**

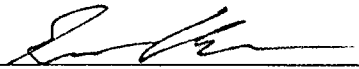
Texas Water Code Section 13.2541 entitles Meritage to expedited release of the Property described herein and in the attached exhibits from CCN No. 11482 and CCN No. 11035. The Property is greater than 25 acres, is not receiving water or sewer service, and is entirely within Collin County. Under Section 13.2541(c), the PUC should grant this Petition no later than the 60<sup>th</sup> day after the date of filing. Meritage respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing all portions of the Property that are within the boundaries of water CCN No. 11482 and water CCN No. 11035.

---

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

Respectfully submitted,

WINSTEAD PC

By: 

Scott W. Eidman  
State Bar No. 24078468  
[seidman@winstead.com](mailto:seidman@winstead.com)

2728 N. Harwood Street  
Suite 500  
Dallas Texas 75201  
Telephone: (214) 745-5484  
Facsimile: (214) 745-5390

**ATTORNEY FOR PETITIONER**

**CERTIFICATE OF SERVICE**


I hereby certify that on this 30~~th~~ day of June, 2021, a true and correct copy of the Petition by Meritage Homes of Texas, LLC, for Streamlined Expedited Release Pursuant to Texas Water Code Section 13.2541 was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

**Via Certified Mail, RRR**

North Collin Special Utility District  
2333 Sam Rayburn Hwy.  
Melissa, Texas 75454

**Via Certified Mail, RRR**

City of Melissa  
Director of Development and Neighborhood Services  
Attn: Tyler Brewer  
3411 Barker Avenue  
Melissa, Texas 75454

  
\_\_\_\_\_  
Scott W. Eidman

**EXHIBIT A**

<b>PETITION BY MERITAGE HOMES OF TEXAS, LLC, FOR STREAMLINED EXPEDITED RELEASE FROM WATER CCN NO. 11482 HELD BY THE CITY OF MELISSA AND WATER CCN NO. 11035 HELD BY NORTH COLLIN SPECIAL UTILITY DISTRICT</b>	<b>§ § § § § §</b>	<b>PUBLIC UTILITY COMMISSION      OF TEXAS</b>
---	--	--

**AFFIDAVIT OF DAVID AUGHINBAUGH IN SUPPORT OF PETITION FOR  
STREAMLINED EXPEDITED RELEASE FROM WATER CCN NO. 11482  
HELD BY THE CITY OF MELISSA AND WATER CCN NO. 11035  
HELD BY NORTH COLLIN SPECIAL UTILITY DISTRICT  
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS           §  
                                     §  
COUNTY OF DALLAS     §

BEFORE ME, the undersigned notary, personally appeared David Aughinbaugh, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

1.       “My name is David Aughinbaugh, 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.

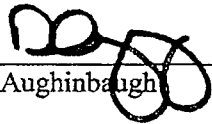
2.       I am the Vice President of Land for the Petitioner in the above-captioned matter. Meritage Homes of Texas, LLC owns approximately 273 acres of land (the “Property”) located within the municipal boundaries of the City of Princeton.

3.       The Property is located within the boundaries of water CCN No. 11482 issued to the City of Melissa and water CCN No. 11035 issued to North Collin 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 is a true and correct copy of a map identifying the Property, its location, and the area of the CCNs.

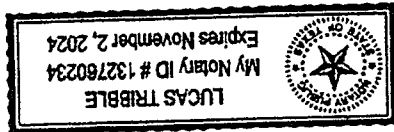
4.       The Property is not receiving water or sewer service from the City of Melissa or North Collin SUD. The Petitioner has not requested water or sewer service from the City of Melissa or North Collin SUD or paid any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for the Property.

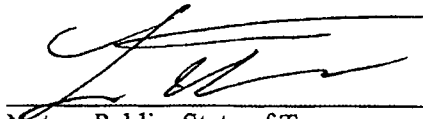
5.       I request that the Public Utility Commission of Texas release this Property from water CCN No. 11482 and water CCN No. 11035.”

FURTHER AFFLIANT SAYETH NOT.

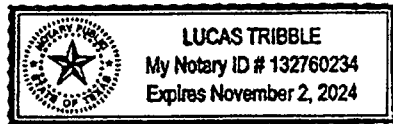
  
\_\_\_\_\_  
David Aughinbaugh

SWORN TO AND SUBSCRIBED TO BEFORE ME by David Aughinbaugh on  
June 24<sup>th</sup>, 2021

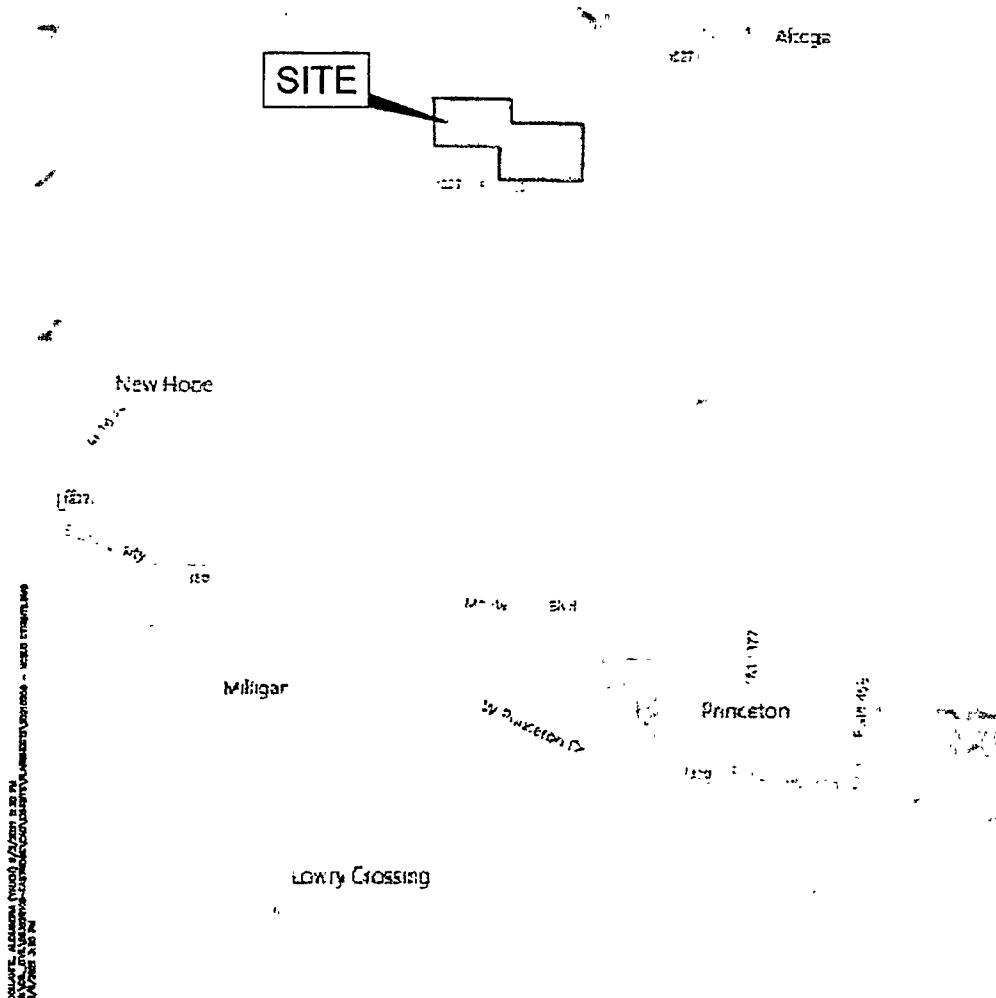
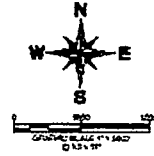


  
\_\_\_\_\_  
Notary Public, State of Texas

(SEAL)



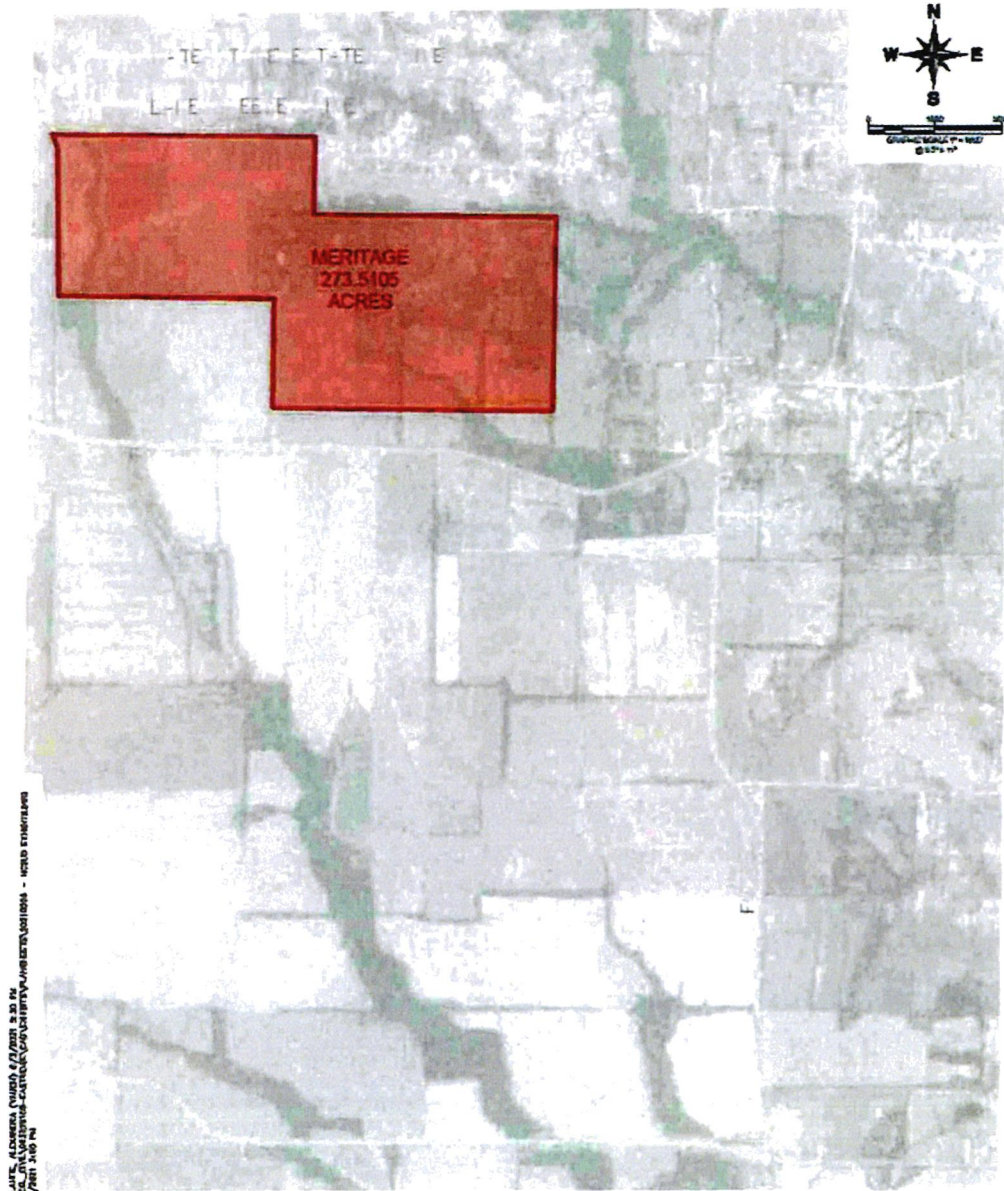
# EXHIBIT B GENERAL LOCATION MAP



**General Location Map**  
**Showing 273.5105 Acres of Eastridge**  
 City of Princeton, Collin County, Texas  
 June 2021

**Kimley»Horn**  
 400 N. Chisholm Dr.  
 Suite 100  
 Carroll, Texas 75007  
 817-301-3300  
 State of Texas Registration No. 74222

# EXHIBIT C DETAILED PROPERTY MAP



COLLINS, ALABAMA (MARCH 4/2021) 3:30 PM  
AERIAL PHOTOGRAPHY COURTESY OF THE U.S. ARMY - 4818-5660-2605  
6/9/2021 2:00 PM

EDITED BY  
LMT LMTB

**Detailed Map Exhibit**  
**Showing 273.5105 Acres of Eastridge**  
City of Princeton, Collin County, Texas  
June 2021

**Kimley»Horn**  
400 N. Oak Street  
Suite 100  
Gaines, Texas 75043  
972-455-2200  
State of Texas Registration No. 7425  
Kimley-Horn and Associates, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.

**EXHIBIT D  
DEED**

20201228002333180 12/28/2020 03:30:17 PM D1 1/6

**SPECIAL WARRANTY DEED**

**Mailing Address of Grantee:**

MERITAGE HOMES OF TEXAS, LLC  
Attn: Ryan Hamilton, Esq.  
8800 East Raintree Drive, Suite 300  
Scottsdale, AZ 85260

**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 PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

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

THAT, NORTH COLLIN 550 LAND, LLC, a Texas limited liability company (hereinafter referred to as "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by MERITAGE HOMES OF TEXAS, LLC, an Arizona limited liability company (hereinafter referred to as "**Grantee**"), the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee, all of the tract or parcel of land described on Exhibit A attached hereto and made a part hereof for all purposes (the "**Land**"), together with, but without warranty, (i) all and singular the appurtenances appertaining thereto, and Grantor's rights, easements and other interests, if any, in and to adjacent streets, alleys and rights-of-way abutting such real property, (ii) any improvements situated upon the Land, and (iii) all of Grantor's rights of access to the Land, mineral rights in the Land, and utility capacities serving the Land (collectively, the "**Property**"); subject, however, to those matters set forth on Exhibit B attached hereto and made a part hereof by reference for all purposes.

TO HAVE AND TO HOLD the above described Land (subject to the foregoing), unto Grantee and Grantee's assigns, successors and legal representatives FOREVER, and Grantor does hereby bind Grantor and Grantor's legal representatives, successors and assigns to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee and Grantee's assigns, successors and legal representatives, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES THAT, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE SET FORTH IN THIS DEED AND EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS OF GRANTOR (COLLECTIVELY THE "**REPRESENTATIONS, WARRANTIES AND COVENANTS**") SET FORTH IN THAT CERTAIN AGREEMENT OF PURCHASE AND SALE DATED NOVEMBER 3, 2020, BY AND BETWEEN GRANTOR AND GRANTEE (AS AMENDED AND PARTIALLY ASSIGNED, THE "**AGREEMENT**"), THE PROPERTY IS CONVEYED AND TRANSFERRED TO GRANTEE "AS IS, WHERE IS AND WITH ALL FAULTS". EXCEPT FOR THE REPRESENTATIONS, WARRANTIES AND COVENANTS, GRANTOR DOES NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY, AND GRANTOR SHALL BE UNDER NO OBLIGATION WHATSOEVER TO UNDERTAKE ANY REPAIRS, ALTERATIONS OR OTHER WORK OF ANY KIND WITH RESPECT TO ANY PORTION OF THE PROPERTY. INFORMATION PROVIDED BY GRANTOR IN RESPECT

OF THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES. GRANTOR DID NOT MAKE AN INDEPENDENT INVESTIGATION OF SUCH INFORMATION AND MAKES NO REPRESENTATIONS AS TO THE ACCURACY OR COMPLETENESS THEREOF. EXCEPT WITH RESPECT TO THE REPRESENTATIONS, WARRANTIES AND COVENANTS, PURCHASER HEREBY ASSUMES ALL RISK AND LIABILITY RESULTING FROM THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY, WHICH GRANTEE INSPECTED AND ACCEPTS "AS IS". IN THIS REGARD, GRANTEE ACKNOWLEDGES THAT (A) GRANTEE MADE ITS DECISION TO PURCHASE THE PROPERTY BASED UPON THE REPRESENTATIONS, WARRANTIES AND COVENANTS AND GRANTEE'S OWN DUE DILIGENCE AND INVESTIGATIONS, (B) GRANTEE HAS SUCH KNOWLEDGE AND EXPERIENCE IN REAL ESTATE INVESTMENT TO EVALUATE THE MERITS AND RISKS OF THIS TRANSACTION, AND (C) GRANTEE IS FINANCIALLY ABLE TO BEAR THE ECONOMIC RISK OF THE LOSS OF THIS REAL ESTATE INVESTMENT AND THE COST OF DUE DILIGENCE AND INVESTIGATIONS.

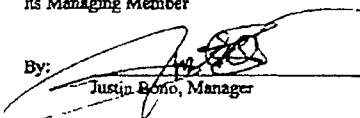
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXECUTED to be effective as of the 23 day of December, 2020.

**GRANTOR:**

NORTH COLLIN 550 LAND, LLC,  
a Texas limited liability company

By: Astra Investments I, LLC,  
a Texas limited liability company,  
its Managing Member


By:   
Justin Bono, Manager

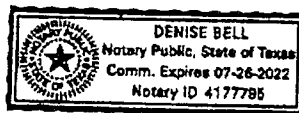
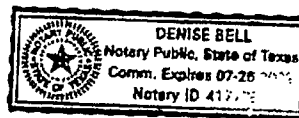
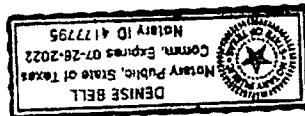
STATE OF TEXAS  
COUNTY OF DALLAS

§  
§  
§

This instrument was acknowledged before me on December 23, 2020, by Justin Bono, Manager of Astra Investments I, LLC, a Texas limited liability company, as Managing Member of NORTH COLLIN 550 LAND, LLC, a Texas limited liability company.

[NOTARY STAMP]

  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_



**EXHIBIT A**  
**TO SPECIAL WARRANTY DEED**

**LEGAL DESCRIPTION OF THE LAND**

BEING a tract of land situated in the Thomas A. Rhodes Survey, Abstract No. 741, Collin County, Texas, and being a portion of that tract of land conveyed to North Collin 550 Land, LLC, according to the document filed of record in Instrument Number 20190906001095320, Official Public Record, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

**BEGINNING** at a 5/8" iron rod found in the east line of County Road 409 for the northwest corner of this tract;

**THENCE** South 89°18'09" East, a distance of 602.28 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 89°26'54" East, a distance of 1155.72 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 89°08'08" East, a distance of 1211.83 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 1°01'25" West, a distance of 875.39 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 89°02'05" East, a distance of 1751.12 feet to a point for a corner of this tract;

**THENCE** South 89°20'21" East, a distance of 997.42 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 0°16'34" West, a distance of 236.92 feet to a point for a corner of this tract;

**THENCE** South 0°46'47" West, a distance of 285.45 feet to a point for a corner of this tract;

**THENCE** South 0°51'33" West, a distance of 318.63 feet to a 1/2" iron rod found for a corner of this tract;

**THENCE** South 0°48'17" West, a distance of 1365.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

**THENCE** North 89°11'43" West, a distance of 3179.16 feet to 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

**THENCE** North 0°35'37" East, a distance of 1239.52 feet to a section of railroad rail found for a corner of this tract;

**THENCE** North 89°02'23" West, a distance of 2426.53 feet to a point for a corner of this tract;

**THENCE** North 0°13'41" West, a distance of 669.33 feet to a point for a corner of this tract;

**THENCE** North 1°08'28" West, a distance of 1000.14 feet to a point for a corner of this tract;

**THENCE** North 19°27'14" West, a distance of 175.38 feet to the **POINT OF BEGINNING** and containing 273.5105 acres or 11,914,117 square feet of land, more or less.

**EXHIBIT B**  
**TO SPECIAL WARRANTY DEED**

**PERMITTED EXCEPTIONS**

1. Restrictive covenants recorded under Clerk's File No. 94-0040411, Real Property Records of Collin County, Texas.
2. Rights of David McMahan, as tenants only, in possession under unrecorded lease agreements.
3. All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed or not.
4. Easement granted Bi-Stone Fuel Company, recorded 11/20/62 in Volume 608, Page 203, Real Property Records, Collin County, Texas and shown on survey dated June 25, 2019 and revised November 18, 2020, by White Land Surveying, Inc., prepared by Joel Wilhite, Registered Professional Land Surveyor Number 5190, Job Number 20191223.
5. Easement granted to Matador Pipelines, Inc., recorded 08/20/81 in Volume 1421, Page 692, Real Property Records, Collin County, Texas and shown on survey dated June 25, 2019 and revised November 18, 2020, by White Land Surveying, Inc., prepared by Joel Wilhite, Registered Professional Land Surveyor Number 5190, Job Number 20191223.
6. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 28, 1981, by and between Woodrow Walker and wife, Ernestene Walker, as Lessor, and Jack E. Klinger, as Lessee, recorded July 27, 1981 at Volume 1411, Page 457 of the Official Records of Collin County, Texas.
7. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated January 28, 1981, by and between Woodrow Walker and wife, Ernestene Walker, as Lessor, and Jack E. Klinger, as Lessee, recorded July 27, 1981 at Volume 1411, Page 501 of the Official Records of Collin County, Texas.
8. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated April 20, 1981, by and between Woodrow Walker and wife, Ernestene Walker, as Lessor, and Jack E. Klinger, as Lessee, recorded July 27, 1981 at Volume 1411, Page 672 of the Official Records of Collin County, Texas.
9. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated November 5, 1981, by and between Woodrow Walker and Ernestene Walker, as Lessor, and Provincial Oil Corporation, as Lessee, recorded December 2, 1981 at Volume 1453, Page 273 of the Official Records of Collin County, Texas.
10. Easements and rights incidental thereto, as reserved in Judgment of Court in Absence of Objection, recorded 06/13/01 in Volume 4938, Page 783, Real Property Records, Collin County, Texas and shown on survey dated June 25, 2019 and revised November 18, 2020, by White Land Surveying, Inc., prepared by Joel Wilhite, Registered Professional Land Surveyor Number 5190, Job Number 20191223.
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, Job No.: 20191223 Dated: June 25, 2019 and revised November 18, 2020, prepared by Joel Wilhite, Registered Professional Land Surveyor Number 5190 as follows: variable fence lines along most Western property line encroaching and/or protruding as shown.

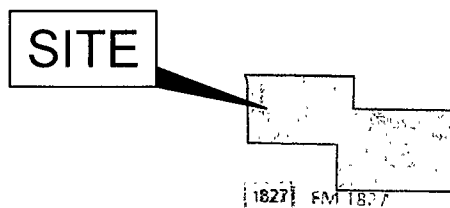
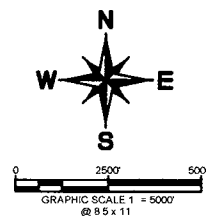
Exhibit B

Special Warranty Deed



Filed and Recorded  
Official Public Records  
Stacy Kemp, County Clerk  
Caddo County, TEXAS  
12/28/2020 03:30:17 PM  
544.00 TBARNETT  
2020122800233180

*[Signature]*



FM 1827 Altoga County



DOLANITE, ALEXANDRA (YANCH) 6/2/2021 12:30 PM  
K:\USL\JWA\033228106-EASTRIDGE\CAO\EXHIBITS\PLANSHEETS\20210606 - NCSUD EXHIBITS.DWG  
6/6/2021 3:50 PM

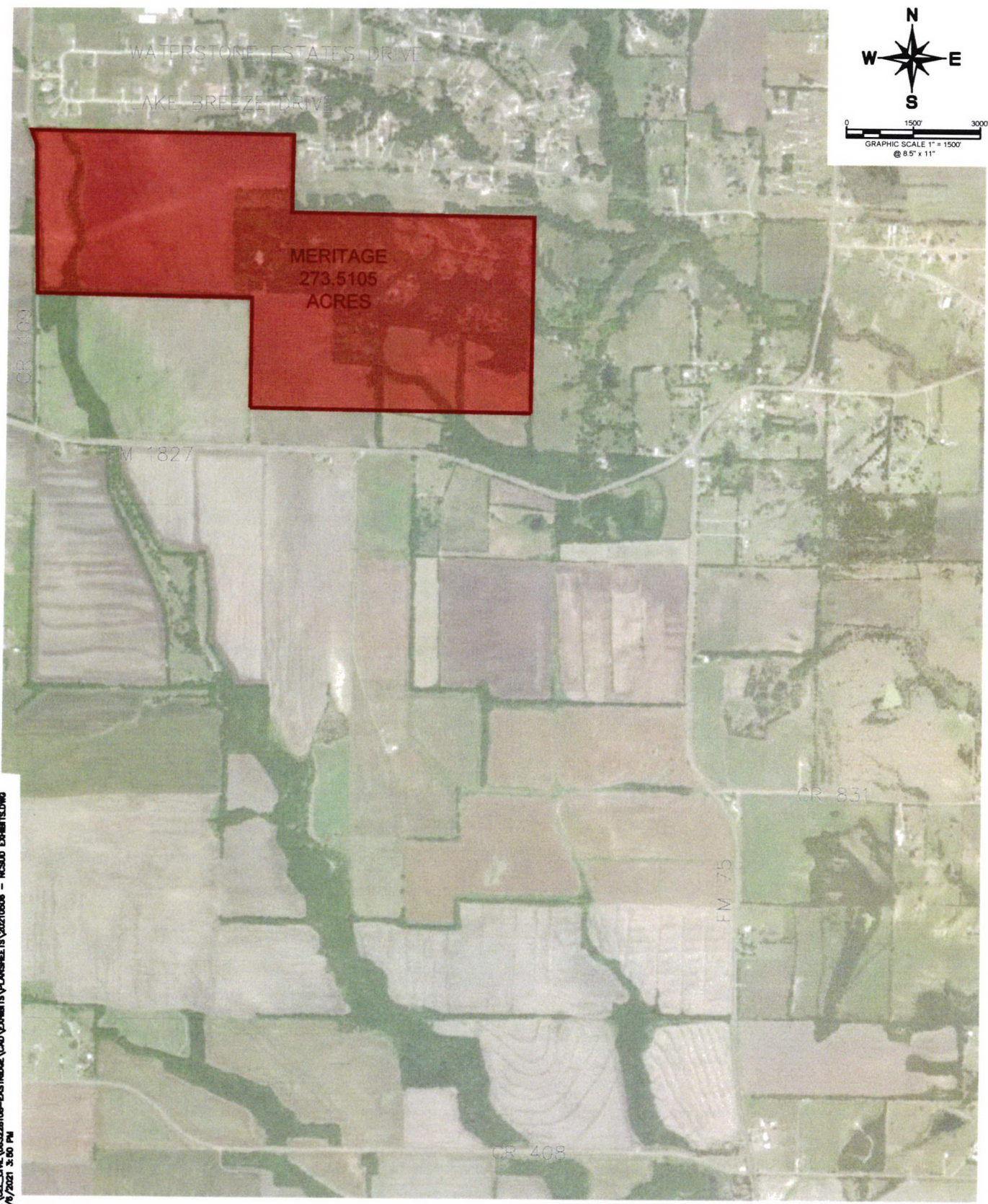
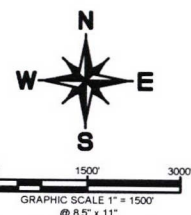
# General Location Map

## Showing 273.5105 Acres of Eastridge

City of Princeton, Collin County, Texas  
June 2021

PLOTTED BY  
DWG NAME  
LAST SAVED

**Kimley»Horn**  
400 N. Oklahoma Dr.  
Suite 105  
Celina, Texas 75009  
972-501-2200  
State of Texas Registration No. F-928  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY TOPOGRAPHY. UTILITY LOCATIONS SHOWN ARE FOR INFORMATION ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE.



DOLLARITE, ALEXANDRA (YAUWIS) 6/3/2021 5:30 PM  
K:\VEL\_CIVIL\043228108-EASTRIDGE (CAD)\EXHIBITS\PLANSHEETS\20210606 - HCSUD EXHIBIT.DWG  
5/6/2021 3:00 PM

PLOTTED BY  
DWG NAME  
LAST SAVED

# Detailed Map Exhibit

## Showing 273.5105 Acres of Eastridge

City of Princeton, Collin County, Texas  
June 2021

**Kimley»Horn**  
400 N. Oklahoma Dr  
Suite 105  
Celina, Texas 75009  
972-501-2200  
State of Texas Registration No. F-928  
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY. TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.