



## Filing Receipt

**Received - 2021-10-08 10:18:37 AM**

**Control Number - 52497**

**ItemNumber - 8**

# COATS | ROSE

A PROFESSIONAL CORPORATION

NATALIE SCOTT  
DIRECTOR

NSCOTT@COATSROSE.COM  
DIRECT: (512) 541-3846  
FAX: (512) 469-9408

October 08, 2021

Public Utility Commission of Texas  
P.O Box 13326  
Austin, Texas 78711-3326

*Via Electronic Filing*

Re: PUC Docket No. 52497; *Petition by HC Celina 414, LLC for Expedited Release Pursuant to Texas Water Code Section 13.2541*; Public Utility Commission of Texas

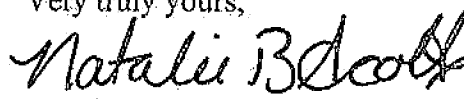
Dear Sir or Madam:

In accordance with Order No. 2, Petitioner files the attached high-resolution and/or full-sized maps, to cure its mapping deficiencies in the referenced docket, as follows:

1. Exhibit "B-1" – General Location Map;
2. Exhibit "B-2" – Detailed Map; and
3. Exhibit "B-3" – Special Warranty Deed.

Please do not hesitate to contact me should you need anything further.

Very truly yours,



Natalie B. Scott

Cc (w/encl.):

**Attorneys for Marilee Special Utility District:**

John J. Carlton - Email: [john@carltonlawaustin.com](mailto:john@carltonlawaustin.com)

Grayson E. McDaniel - Email: [grayson@carltonlawaustin.com](mailto:grayson@carltonlawaustin.com)

**Attorneys for Commission Staff:**

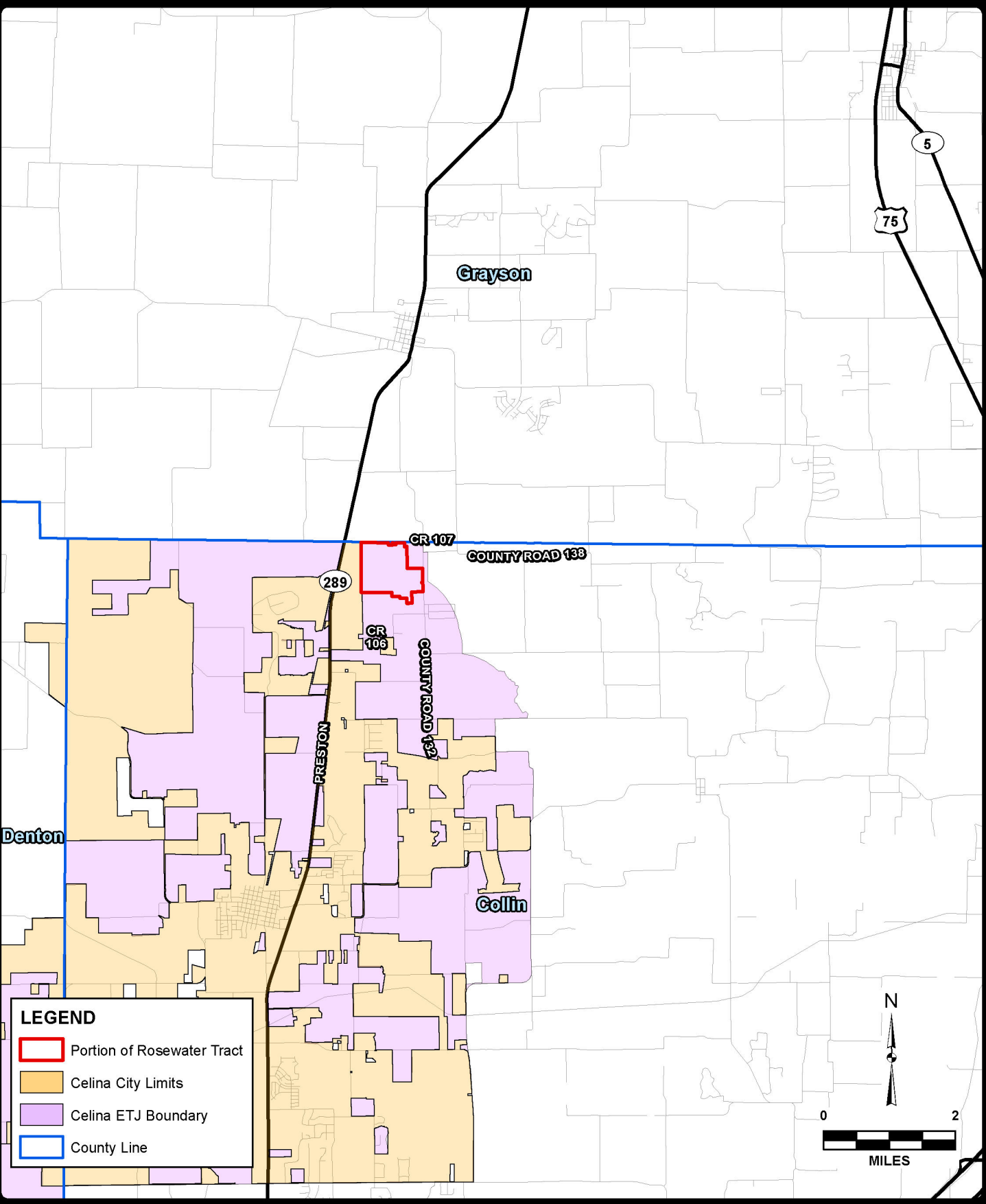
Andy Aus - Email: [andy.aus@puc.texas.gov](mailto:andy.aus@puc.texas.gov)

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746

PHONE: (512) 469-7987 FAX: (512) 469-9408

[coatsrose.com](http://coatsrose.com)

**Exhibit “B-1”**  
**General Location Map**



**LEGEND**

- Portion of Rosewater Tract
- Celina City Limits
- Celina ETJ Boundary
- County Line

JOB NO.	---
DATE	Aug 2021
DESIGNER	DW
CHECKED	DW    DRAWN    EH
SHEET	1.0

**STREAMLINED EXPEDITED RELEASE (SER)**  
**MARILEE SUD WATER CCN NO. 10150**  
**PORTION OF ROSEWATER TRACT**  
 VICINITY MAP  
 COLLIN COUNTY, TEXAS



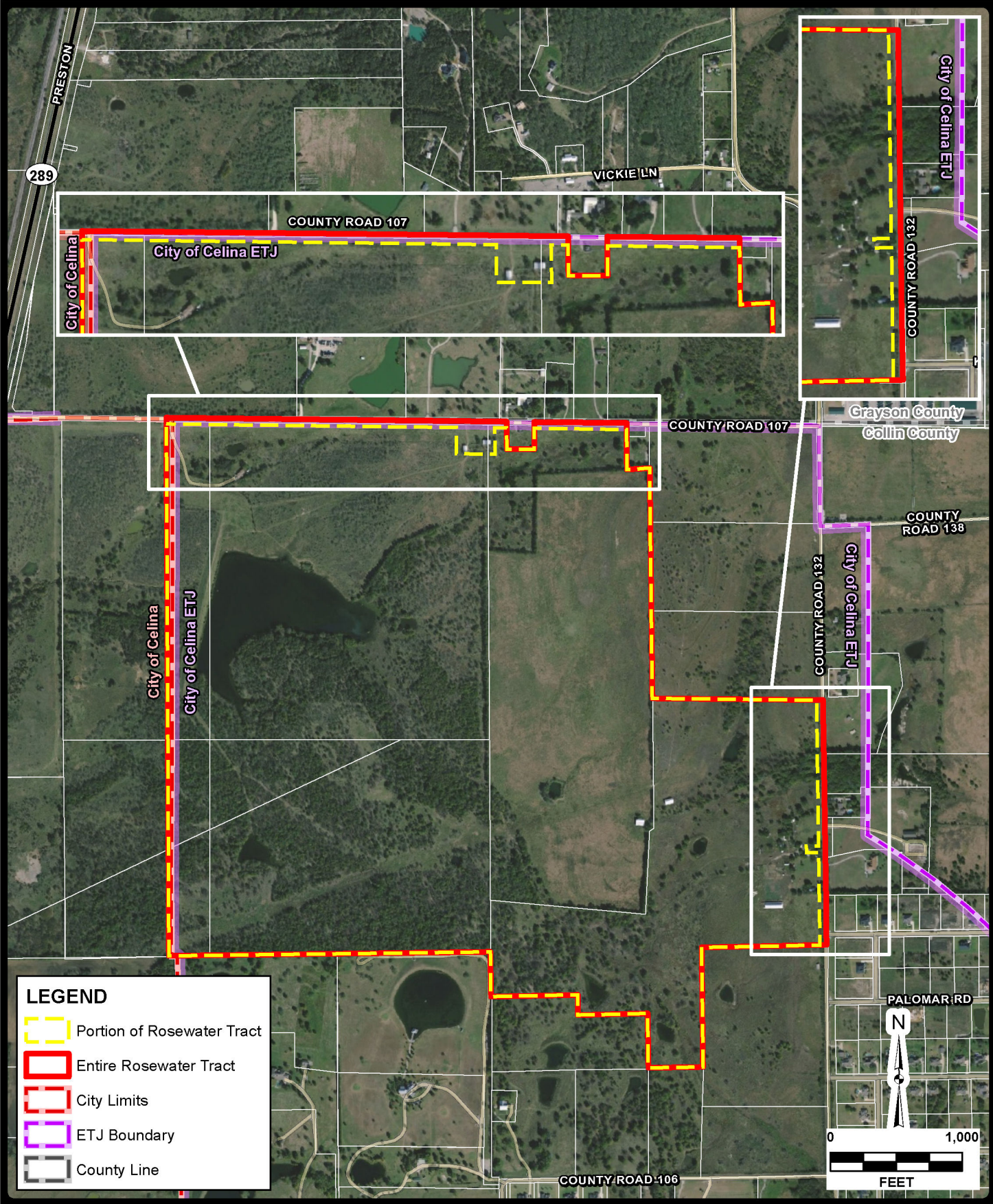
**PAPE-DAWSON  
ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470



APERIAL IMAGERY PROVIDED BY GOOGLE © UNLESS OTHERWISE NOTED. Imagery ©2015, APC, DOG Digital Globe, Texas Orthometry Program, USDA Farm Service Agency.

Date: Aug 26, 2021, 4:27:46 PM User: E.Hester  
File: Z:\Ehaster\Projects\Collin\Marilee SUD\Documentation\_210510\MXD\02\_Rosewater\_LocationMap\_8 5x11.mxd



**LEGEND**

- Portion of Rosewater Tract
- Entire Rosewater Tract
- City Limits
- ETJ Boundary
- County Line

N

0 1,000  
FEET

JOB NO.	---		
DATE	Aug 2021		
DESIGNER	DW		
CHECKED	DW	DRAWN	EH
SHEET	2.0		

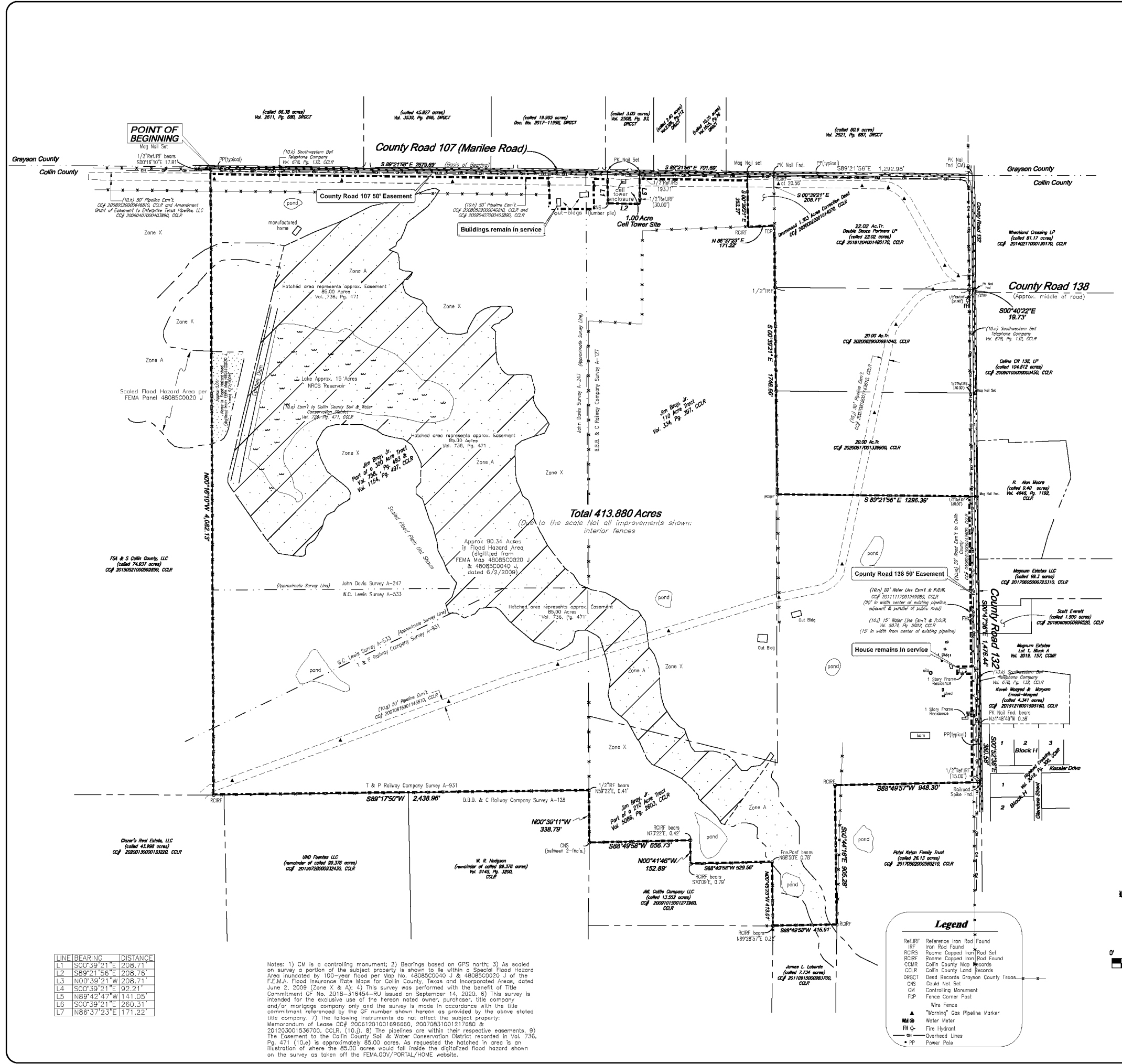
**STREAMLINED EXPEDITED RELEASE (SER)**  
**MARILEE SUD WATER CCN NO. 10150**  
**ROSEWATER TRACT**  
**LOCATION MAP**  
**COLLIN COUNTY, TEXAS**

**Pape-Dawson ENGINEERS**

DALLAS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH  
 5810 TENNYSON PKWY, STE 425 | PLANO, TX 75024 | 214.420.8494  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

**Exhibit “B-2”**  
**Detailed Map**





**Property Description**

SITUATED in the State of Texas, County of Collin, being part of the John Davis Survey, Abstract No. 247, part of the W. C. Lewis Survey, Abstract No. 533, part of the T & P Railway Company Survey, Abstract No. 931, part of the B. B. & C. Railway Company Survey, Abstract No. 127, being part of a 300 acre tract of land as recorded in Volume 758, Page 493 and Volume 1154, Page 497, part of a 210 acre tract as recorded in Volume 5085, Page 2603, and part of a 110 acre tract as recorded in Volume 334, Page 397 all in the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a Mag Nail for corner in the approximate middle of County Road 107 and being in the north line of said 300 acre tract, from which a 1/2" iron rod found for reference bears South 00°19'10" East, 17.81 feet, said beginning corner being the northeast corner of a 74.937 acre tract as recorded under County Clerk No. 20150521000592850 of the Collin County Land Records, from said beginning corner the northwest corner of said 300 acre tract bears North 89°21'56" West, 748.18 feet, additionally said beginning corner being in the south line of a called 65.38 acre tract as recorded in Volume 2611, Page 680 of the Deed Records of Grayson County, Texas.

THENCE with the approximate middle of County Road 107, the north line of said 300 acre tract and said 210 acre tract, and the south line of said 300 acre tract, the south line of a called 45.927 acre tract as recorded in Volume 5539, Page 866, the south line of a called 19.985 acre tract as recorded under Dec. No. 2017-11998, and partway with the south line of a called 3.00 acre tract in Volume 2508, Page 93 all in the Deed Records of Grayson County, Texas, South 89°21'56" East (Basis of Bearing), 2579.69 feet to a P.K. Nail set marking the northwest corner of a 1.00 acre Cell Tower Site retained by the current owner;

THENCE departing said roadway and along the west line of said 1.00 acre Cell Tower Site, South 00°39'21" East, 208.71 feet to a point marking the southwest corner of said Cell Tower Site;

THENCE with the south line of said 1.00 acre Cell Tower Site, South 89°21'56" East, 208.76 feet to a point marking the southeast corner of said 1.00 acre Cell Tower Site;

THENCE with the east line of said 1.00 acre Cell Tower Site, North 00°39'21" West, passing at 30.00 feet a 1/2" reference iron rod found on line, passing at 193.71 feet a 1/2" iron rod set on line for reference, and continuing for a total distance of 208.71 feet to a P.K. Nail set marking the northeast corner of said 1.00 acre Cell Tower Site in the approximate middle of County Road 107, and being in the north line of said 300 acre tract, and the south line of the aforementioned 3.00 acre tract;

THENCE with the approximate middle of County Road 107, the north line of said 300 acre tract, the north line of the aforementioned 110 acre tract, the south line of said 300 acre tract, the south line of a called 2.40 acre tract recorded in Volume 2386, Page 212, the south line of a called 10.25 acre tract as recorded in Volume 1625, Page 78, the south line of a called 60.9 acre tract as recorded in Volume 2521, Page 687 all in the Deed Records of Grayson County, Texas, South 89°21'56" East, 701.69 feet to a Mag Nail found marking the northernmost northwest corner of William Drummond's 1.353 acre tract Correction Deed as recorded under Clerk's No. 20200922001614070 of the Collin County Land Records;

THENCE departing said roadway and with the perimeter of said 1.363 acre tract as follows: South 00°39'21" East, passing a Roomie capped iron rod set 92.21 feet, and continuing for a total distance of 353.37 feet to a Roomie capped iron rod found marking its southwest corner, North 88°37'23" East with the south line of said 1.363 acre tract, a distance of 171.22 feet to a wood fence corner post found marking its southeast corner, same being in the east line of said 110 acre tract, the west line of the aforementioned 210 acre tract, and also being in the west line of a 22.02 acre tract as recorded under Clerk's No. 20181204001480170 of the Collin County Land Records;

THENCE with the general course of a wire fence along the east line of said 110 acre tract, the west line of said 210 acre tract, with the west line of said 22.02 acre tract, the west line of a 20.00 acre tract as recorded under County Clerk No. 202006290009911040, and a 20.00 acre tract under County Clerk No. 20200817001339900 of the Collin County Land Records, South 00°39'21" East, 1,746.66 feet to a 1/2" iron rod found marking the southwest corner of said 20.00 acre tract (CG#20200817001339900);

THENCE with the south line of said 20.00 acre tract, and passing through said 210 acre tract, South 89°21'56" East, passing at 1256.39 feet a 1/2" iron rod found for reference, and continuing for a total distance of 1296.39 feet to a Mag Nail found marking the southeast corner of said 20.00 acre tract, and being in the approximate of County Road 132, and a called 9.40 acre tract as recorded in Volume 4846, Page 1192 of the Collin County Land Records;

THENCE South 00°47'36" East along the east line of said 210 acre tract, the west line of said 9.40 acre tract, the west line of a called 69.3 acre tract as recorded under Clerk's No. 20170605000723319, the west line of a called 1.500 acre tract as recorded under Clerk's No. 201806000069520, the west line of Magnum Estates as recorded in Volume 2019, Page 157, and the west line of a called 4.344 acre tract as recorded under Clerk's No. 20191216001595180 all in the Collin County Land Records or Map Records, a total distance of 1,476.44 feet to a point for corner from which a P.K. Nail for reference bears North 31°48'48" West, 0.38 feet, said point for corner being the northwest corner of Highland Crossing as recorded in Volume 2019, Page 300 of the Collin County Map Records;

THENCE continuing with the approximate middle of County Road 132, the east line of said 210 acre tract, and the west line of Highland Crossing, South 00°52'38" East, 380.58 feet to a Railroad Spike found marking the northeast corner of a called 26.13 acre tract as recorded under Clerk's No. 20170502000560210 of the Collin County Land Records;

THENCE departing said roadway, South 88°49'58" West, passing through said 210 acre tract, and with the north line of said 26.13 acre tract, passing at 15.00 feet a 1/2" iron rod found for reference, and continuing for a total distance of 948.30 feet to a Roomie capped iron rod found marking the northwest corner of said 26.13 acre tract;

THENCE passing through said 210 acre tract and with the west line of said 26.13 acre tract, South 00°44'16" East, 905.28 feet to a Roomie capped iron rod found marking the northeast corner of Laborde's 7.734 acre tract as recorded under Clerk's No. 20110915000983700 of the Collin County Land Records;

THENCE passing through said 210 acre tract, and with the north line of said 7.734 acre tract, South 88°49'58" West, 415.91 feet to a steel fence corner post found for corner from which a Roomie capped iron rod found bears North 69°28'57" East, 0.32 feet, said point for corner being the northeast corner of said 7.734 acre tract, and the southeast corner of a called 13.552 acre tract as recorded under Clerk's No. 20091015001273960 of the Collin County Land Records;

THENCE with the general course of a wire fence and passing through said 210 acre tract and along a common line with said 13.552 acre tract as follows: North 00°45'23" West, 413.01 feet to a point for corner from which a steel fence corner post bears North 88°50' East, 0.78 feet; South 88°49'58" West, 529.56 feet to a steel fence corner post from which a Roomie capped iron rod bears South 70°09' East, 0.79 feet; North 00°44'16" East, 152.89 feet to a fence corner post from which a Roomie capped iron rod found bears North 73°22' East, 0.42 feet; and South 88°49'58" West, 656.73 feet to a point for corner between two existing fences and marking the northeast corner of said 13.552 acre tract, being in the west line of said 210 acre tract, and being in the east line of a called 89.376 acre tract as recorded in Volume 5145, Page 3200 of the Collin County Land Records;

THENCE with the general course of a wire fence, the west line of said 210 acre tract, and the east line of said 99.376 acre tract, North 00°39'11" West, 338.79 feet to a fence post for corner from which a 1/2" iron rod found bears North 59°22' East, 0.41 feet, said fence post marking the northeast corner of said 99.376 acre tract, and the southeast corner of the aforementioned 300 acre tract;

THENCE with the general course of a wire fence, the south line of said 300 acre tract, and the north line of said 99.376 acre tract, South 89°17'50" West, 2436.95 feet to a Roomie capped iron rod found marking the southeast corner of the aforementioned 74.937 acre tract;

THENCE with the general course of a wire fence, and the east line of said 74.937 acre tract, North 00°16'10" West, passing at 4064.32 feet said 1/2" reference iron rod found, and continuing for a total distance of 4082.13 feet to the place of beginning and containing 413.880 acres of land.

**Surveyor's Certificate**

To: Seller: Jim G. Bray, Jr.; Buyer: Huffines Land Holding Partners, LP, and/or its assigns, Title Company: Reunion Title; Insurer: First American Title Guaranty Company;

I hereby certify that on the 29th day of September, 2020, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the site, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies. Both vehicular and pedestrian ingress to and egress from the subject property is provided by County Roads 107 and 132, some being paved, which abut(s) the subject property, and is physically open and being used.

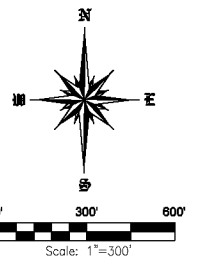
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*J. E. Bemenderfer Jr.*

F. E. Bemenderfer Jr.  
Registered Professional Land Surveyor No. 4051



**Title Survey**  
**Jim G. Bray Jr. Property**  
**Total of 413.880 Acres**  
**being Part of a 300 Ac. Tr., part of a 210 Ac. Tr.**  
**and part of a 110 Ac. Tr.**  
**John Davis Survey, Abstract No. 247,**  
**W. C. Lewis Survey, Abstract No. 533,**  
**T & P Railway Company Survey, Abstract No. 931**  
**B.B.B. & C. Railway Company Survey, Abstract No. 127**  
**Collin County, Texas**



LINE	BEARING	DISTANCE
L1	S00°39'21"E	208.71
L2	S89°21'56"W	208.76
L3	N00°39'21"W	208.71
L4	S00°39'21"E	92.21
L5	N89°42'47"W	141.05
L6	S00°39'21"E	260.31
L7	N86°37'23"E	171.22

Notes: 1) CM is a controlling monument; 2) Bearings based on GPS north; 3) As staked on survey a portion of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0040 J & 48085C0020 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X & A); 4) This survey was performed with the benefit of Title Commitment GF No. 2018-316454-RU issued on September 14, 2020. 5) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company. 7) The following instruments do not affect the subject property: Memorandum of Lease CG# 20081201001696860, 20070831001217680 & 201203001536700, CCLR, (10.), 8) The pipelines are within their respective easements, 9) The Easement to the Collin County Soil & Water Conservation District recorded in Vol. 736, Pg. 471 (10.a) is approximately 85.00 acres. As requested the hatched in area is an illustration of where the 85.00 acres would fall inside the digitalized flood hazard shown on the survey as taken off the FEMA.GOV/PORTAL/HOME website.

**Legend**

- Ref. IRF Reference Iron Rod Found
- IRF Iron Rod Found
- RCRS Roomie Capped Iron Rod Set
- RCIRF Roomie Capped Iron Rod Found
- CMR Collin County Map Records
- CCLR Collin County Land Records
- DRGCT Deed Records Grayson County Texas
- CNS Could Not Set
- CM Controlling Monument
- FCP Fence Corner Post
- WF Wire Fence
- ▲ "Warning" Gas Pipeline Marker
- WM Water Meter
- FH Fire Hydrant
- OH Overhead Lines
- PP Power Pole

Revised: October 11, 2020 P:\AC\202001\AC261107.dwg

**Roome Land Surveying**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100

**Exhibit “B-3”**  
**Special Warranty Deed**



2018-316454

**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.**

**Grantee's Address is and  
After Recording, Return To:**

HC Celina 414, LLC, a Texas limited liability company  
8200 Douglas Ave., Suite 300  
Dallas, Texas 75225

THE STATE OF TEXAS     §  
  §                     Special Warranty Deed  
COUNTY OF COLLIN     §                     (Vendor's Lien)

**Definitions**

The following terms shall have the meanings indicated, wherever these terms are used in this instrument:

- Date Hereof:             The effective date of this instrument, which shall be December 30, 2020.
- Grantor:                 Jim G. Bray, Jr., being joined herein proforma by my wife, Linda Bray
- Grantee:                 HC Celina 414, LLC, a Texas limited liability company  
8200 Douglas Ave., Suite 300  
Dallas, Texas 75225
- Lender:                 PlainsCapital Bank  
Attention: Blake Rogers  
8200 Douglas Avenue, Suite 200  
Dallas, Texas 75225  
(214) 525-4624
- Trustee:                 Darrell G. Adams
- Note Date:             December 30, 2020
- Note Amount:           \$4,350,000.00
- Note Maker:            Grantee
- Note:                    That certain Promissory Note in the original principal sum of the Note Amount, dated as of the Note Date, executed by Note Maker, payable to the order of Lender.

Deed of Trust: That certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of the Note Date, securing the Note, executed by Note Maker to Trustee for the benefit of Lender, covering the Property.

Property (including any improvements): **The real property situated in Collin County, Texas, as more particularly described on Exhibit "A" attached hereto and made a part hereof**

Exceptions: The exceptions from the coverage of Grantor's warranties of title set forth in this instrument which are as follows:

- (1) Ad valorem taxes for the year 2021 and subsequent years not yet due and payable.
- (2) 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.
- (3) Easement granted by John J. Renshaw to Collin County Soil and Water Conservation District, filed 07/09/1969, recorded in Volume 736, Page 471, Real Property Records, Collin County, Texas.
- (4) Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 11/20/1948, recorded in Volume 396, Page 459, Real Property Records, Collin County, Texas.
- (5) Easement granted by Jim G. Bray, Jr. to Energy Transfer Fuel, LP, filed 08/06/2007, recorded in cc# 20070816001143610, Real Property Records, Collin County, Texas.
- (6) Easement granted by Jim G. Bray, Jr. to Enterprise Texas Pipeline, LLC, filed 05/29/2008, recorded in cc# 20080529000646810, Real Property Records, Collin County, Texas. Amended Grant of Easement filed 04/07/2009, recorded in cc# 20090407000403890, Real Property Records, Collin County, Texas.
- (7) Mineral estate and interest, and all rights incident thereto, described in instrument filed 11/24/1968, recorded in Volume 396, Page 461, Real Property Records, Collin County, Texas.
- (8) Easement granted by Jim G. Bray to Southwestern Bell Telephone Company, filed 08/17/1966, recorded in Volume 678, Page 132, Real Property Records, Collin County, Texas.
- (9) Easement granted by Jim G. Bray, Jr. to Gunter Rural Water Supply Corporation, filed 12/28/2001, recorded in Volume 5074, Page 5022,

Real Property Records, Collin County, Texas.

- (10) Easement granted by Jim G. Bray, Jr. to the County of Collin, filed 04/05/2006, recorded in cc# 20060405000443600, Real Property Records, Collin County, Texas.
- (11) Easement granted by Jim G. Bray, Jr. to Marilee Special Utility District, filed 11/17/2011, recorded in cc#20111117001249080, Real Property Records, Collin County, Texas.

Consideration: All of the following consideration, the receipt and sufficiency of which are hereby acknowledged and confessed:

- (1) Ten Dollars (\$10.00) cash in hand paid by Grantee to Grantor.
- (2) The execution and delivery by Grantee of the Note, secured by the Deed of Trust, which Note is additionally secured by the vendor's lien ("Vendor's Lien") herein retained.

### **Grant**

For and in consideration of the Consideration, Grantor has granted, bargained, sold and conveyed, and does by these presents hereby grant, bargain, sell and convey the Property to Grantee, subject only to the Exceptions.

### **Habendum et Tenendum**

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, and unto Grantee's successors and assigns forever; and Grantor does hereby bind Grantor's heirs, successors and assigns to warrant and forever defend all and singular the said premises unto the said Grantee, and unto Grantee's

successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise; subject however, to the Exceptions.

**Vendor's Lien**

But it is expressly agreed that the Vendor's Lien, as well as the superior title in and to the above-described premises, is retained against the Property, premises and improvements until the Note and all interest thereon are fully paid according to the face, tenor, effect, and reading thereof, when this Deed shall become absolute, said Vendor's Lien being retained in favor of Lender, as if same had been retained by Grantor and assigned by proper assignment unto Lender, without recourse upon Grantor, Lender being thus fully subrogated to same.

**Execution and Effective Date**

This instrument is effective as of the Date Hereof. This instrument was executed on the date or dates of the acknowledgment or respective acknowledgments set forth below.

**Grantor:**

Jim G. Bray, Jr.  
Jim G. Bray, Jr.

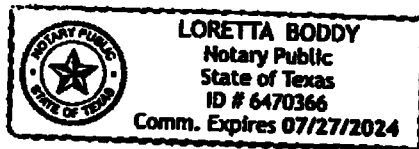
Linda Bray  
Linda Bray

THE STATE OF TEXAS    §  
  §  
COUNTY OF Collin    §

Before me Loretta Boddy (Notary printed name) on this day personally appeared Jim G. Bray, Jr. and Linda Bray, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29<sup>th</sup> day of December, 2020.

Loretta Boddy  
Notary Public, State of Texas



## EXHIBIT A

SITUATED in the State of Texas, County of Collin, being part of the John Davis Survey, Abstract No. 247, part of the W. C. Lewis Survey, Abstract No. 533, part of the T & P Railway Company Survey, Abstract No. 931, part of the B. B. B. & C. Railway Company Survey, Abstract No. 127, being part of a 300 acre tract of land as recorded in Volume 758, Page 493 and Volume 1154, Page 497, part of a 210 acre tract as recorded in Volume 5086, Page 2603, and part of a 110 acre tract as recorded in Volume 334, Page 397 all in the Collin County Land Records, with said premises being more particularly described as follows:

BEGINNING at a Mag Nail for corner in the approximate middle of County Road 107 and being in the north line of said 300 acre tract, from which a 1/2" iron rod found for reference bears South 00°16'10" East, 17.81 feet, said beginning corner being the northeast corner of a 74.937 acre tract as recorded under County Clerk No. 20150521000592850 of the Collin County Land Records, from said beginning corner the northwest corner of said 300 acre tract bears North 89°21'56" West, 748.16 feet, additionally said beginning corner being in the south line of a called 66.38 acre tract as recorded in Volume 2611, Page 680 of the Deed Records of Grayson County, Texas;

THENCE with the approximate middle of County Road 107, the north line of said 300 acre tract and said 210 acre tract, and the south line of said 66.38 acre tract, the south line of a called 45.927 acre tract as recorded in Volume 3539, Page 866, the south line of a called 19.985 acre tract as recorded under Doc. No. 2017-11996, and partway with the south line of a called 3.00 acre tract in Volume 2508, Page 93 all in the Deed Records of Grayson County, Texas, South 89°21'56" East (Basis of Bearing), 2579.69 feet to a P.K. Nail set marking the northwest corner of a 1.00 acre Cell Tower Site retained by the current owner;

THENCE departing said roadway and along the west line of said 1.00 acre Cell Tower Site, South 00°39'21" East, 208.71 feet to a point marking the southwest corner of said Cell Tower Site;

THENCE with the south line of said 1.00 acre Cell Tower Site, South 89°21'56" East, 208.76 feet to a point marking the southeast corner of said 1.00 acre Cell Tower Site;

THENCE with the east line of said 1.00 acre Cell Tower Site, North 00°39'21" West, passing at 30.00 feet a 1/2" reference iron rod found on line, passing at 193.71 feet a 1/2" iron rod set on line for reference, and continuing for a total distance of 208.71 feet to a P.K. Nail set marking the northeast corner of said 1.00 acre Cell Tower Site in the approximate middle of County Road



107, and being in the north line of said 300 acre tract, and the south line of the aforementioned 3.00 acre tract;

THENCE with the approximate middle of County Road 107, the north line of said 300 acre tract, the north line of the aforementioned 110 acre tract, the south line of said 3.00 acre tract, the south line of a called 2.40 acre tract recorded in Volume 2386, Page 212, the south line of a called 10.25 acre tract as recorded in Volume 1625, Page 78, the south line of a called 60.9 acre tract as recorded in Volume 2521, Page 687 all in the Deed Records of Grayson County, Texas, South 89°21'56" East, 701.69 feet to a Mag Nail found marking the northerly most northwest corner of William Drummond's 1.363 acre tract Correction Deed as recorded under Clerk's No. 20200922001614070 of the Collin County Land Records;

THENCE departing said roadway and with the perimeter of said 1.363 acre tract as follows: South 00°39'21" East, passing a Roome capped iron rod set 92.21 feet, and continuing for a total distance of 353.37 feet to a Roome capped iron rod found marking its southwest corner; North 86°37'23" East with the south line of said 1.363 acre tract, a distance of 171.22 feet to a wood fence corner post found marking its southeast corner, same being in the east line of said 110 acre tract, the west line of the aforementioned 210 acre tract, and also being in the west line of a 22.02 acre tract as recorded under Clerk's No. 20181204001480170 of the Collin County Land Records;

THENCE with the general course of a wire fence along the east line of said 110 acre tract, the west line of said 210 acre tract, with the west line of said 22.02 acre tract, the west line of a 20.00 acre tract as recorded under County Clerk No. 202006290009911040, and a 20.00 acre tract under County Clerk No. 20200817001339900 of the Collin County Land Records, South 00°39'21" East, 1,746.66 feet to a ½" iron rod found marking the southwest corner of said 20.00 acre tract (CC#20200817001339900);

THENCE with the south line of said 20.00 acre tract, and passing through said 210 acre tract, South 89°21'56" East, passing at 1266.39 feet a ½" iron rod found for reference, and continuing for a total distance of 1296.39 feet to a Mag Nail found marking the southeast corner of said 20.00 acre tract, and being in the approximate of County Road 132, and a called 9.40 acre tract as recorded in Volume 4646, Page 1192 of the Collin County Land Records;

THENCE South 00°47'36" East along the east line of said 210 acre tract, the west line said 9.40 acre tract, the west line of a called 69.3 acre tract as recorded under Clerk's No. 20170605000723319, the west line of a called 1.500 acre tract as recorded under Clerk's No. 20180606000696520, the west line of Magnum Estates as recorded in Volume 2019, Page 157, and the west line of a called 4.3441 acre tract as recorded under Clerk's No. 20191216001595160 all in the Collin County Land Records or Map Records, a total distance of

1,476.44 feet to a point for corner from which a P.K. Nail for reference bears North 31°48'49" West, 0.38 feet, said point for corner being the northwest corner of Highland Crossing as recorded in Volume 2019, Page 300 of the Collin County Map Records;

THENCE continuing with the approximate middle of County Road 132, the east line of said 210 acre tract, and the west line of Highland Crossing, South 00°52'38" East, 380.56 feet to a Railroad Spike found marking the northeast corner of a called 26.13 acre tract as recorded under Clerk's No. 20170502000560210 of the Collin County Land Records;

THENCE departing said roadway, South 88°49'57" West, passing through said 210 acre tract, and with the north line of said 26.13 acre tract, passing at 15.00 feet a ½" iron rod found for reference, and continuing for a total distance of 948.30 feet to a Roome capped iron rod found marking the northwest corner of said 26.13 acre tract;

THENCE passing through said 210 acre tract and with the west line of said 26.13 acre tract, South 00°44'16" East, 905.28 feet to a Roome capped iron rod found marking the northeast corner of Laborde's 7.734 acre tract as recorded under Clerk's No. 20110915000983700 of the Collin County Land Records;

THENCE passing through said 210 acre tract, and with the north line of said 7.734 acre tract, South 88°49'58" West, 415.91 feet to a steel fence corner post found for corner from which a Roome capped iron rod found bears North 69°28'57" East, 0.32 feet, said point for corner being the northwest corner of said 7.734 acre tract, and the southeast corner of a called 13.552 acre tract as recorded under Clerk's No. 20091015001273960 of the Collin County Land Records;

THENCE with the general course of a wire fence and passing through said 210 acre tract and along a common line with said 13.552 acre tract as follows: North 00°45'23" West, 413.01 feet to a point for corner from which a steel fence corner post bears North 88°50' East, 0.78 feet; South 88°49'58" West, 529.56 feet to a steel fence corner post from which a Roome capped iron rod bears South 70°09' East, 0.79 feet; North 00°41'46" West, 152.89 feet to a fence corner post from which a Roome capped iron rod found bears North 73°22' East, 0.42 feet; and South 88°49'58" West, 656.73 feet to a point for corner between two existing fences and marking the northwest corner of said 13.552 acre tract, being in the west line of said 210 acre tract, and being in the east line of a called 99.376 acre tract as recorded in Volume 5145, Page 3200 of the Collin County Land Records;

THENCE with the general course of a wire fence, the west line of said 210 acre tract, and the east line of said 99.376 acre tract, North 00°39'11" West, 338.79 feet to a fence post for corner from which a ½" iron rod found bears North 59°22' East, 0.41 feet, said fence post marking the

northeast corner of said 99.376 acre tract, and the southeast corner of the aforementioned 300 acre tract;

THENCE with the general course of a wire fence, the south line of said 300 acre tract, and the north line of said 99.376 acre tract, South 89°17'50" West, 2438.96 feet to a Roome capped iron rod found marking the southeast corner of the aforementioned 74.937 acre tract;

THENCE with the general course of a wire fence, and the east line of said 74.937 acre tract, North 00°16'10" West, passing at 4064.32 feet said ½" reference iron rod found, and continuing for a total distance of 4082.13 feet to the place of beginning and containing 413.880 acres of land



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/30/2020 05:11:48 PM  
\$54.00 TBARNETT  
20201230002363580