



## Filing Receipt

**Received - 2021-11-03 12:33:20 PM**  
**Control Number - 52515**  
**ItemNumber - 14**

PUC DOCKET NO. 52515

PETITION BY BELKNAP, FP, LTD.	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**FIRST AMENDED PETITION BY BELKNAP, FP, LTD. FOR EXPEDITED RELEASE  
PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

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

BELKNAP, FP, Ltd., (“Petitioner”) files its First Amended Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Marilee Special Utility District (“Marilee SUD”) water certificate of convenience and necessity (“CCN”) No. 10150 pursuant to (i) Texas Water Code Section 13.2541; and (ii) 16 Texas Administrative Code Section 24.245; and in support shows 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 expedited release of the area from a CCN. *See* TEX. WATER CODE § 13.2541. 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.” *Id.* The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Collin County is a county in which owners of at least 25 acres are entitled to expedited release. *See* 16 TEX. ADMIN. CODE § 24.245(h). Under Section 13.2541(c), the PUC “shall grant a petition not later than the 60<sup>th</sup> day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).

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

Petitioner owns approximately 317.729 acres of contiguous property in Collin County (the "Property") located within the boundaries of Water CCN No. 10150 held by Marilee SUD. An Affidavit in support of this Petition is attached hereto as Exhibit "A." Exhibit "B" attached to this Petition is a true and correct copy of the general location map. Exhibit "C" attached to this Petition is a true and correct copy of a detailed/entire tract map. Petitioner is owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit "D". Digital Polygon shapefiles will also be submitted in this docket.

## **III. CONCLUSION AND PRAYER**

Texas Water Code Section 13.2541 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 are entirely within Collin County. Under Section 13.2541, 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 13.2541 releasing all portions of the Property that are within the boundaries of Water CCN No. 10150.

Respectfully submitted,

**COATS | ROSE**

By: \_\_\_\_\_



Natalie B. Scott  
State Bar No. 24027970  
nscott@coatsrose.com  
Terrace 2  
2700 Via Fortuna, Suite 350  
Austin, Texas 78746  
(512) 469-7987 Telephone  
(512) 469-9408 Telecopier

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  
BELKNAP, FP, LTD.**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 3<sup>rd</sup> day of November, 2021, a true and correct copy of the foregoing document was sent, via electronic mail to all parties of record, in accordance with the Order Suspending Rules, issued in Project No. 50664.

**Attorneys for Marilee SUD:**

John J. Carlton and Grayson E. McDaniel  
The Carlton Law Firm, P.L.L.C.  
4301 Westbank Drive, Suite B-130  
Austin, Texas 78746  
Email: [john@carltonlawaustin.com](mailto:john@carltonlawaustin.com)  
Email: [grayson@carltonlawaustin.com](mailto:grayson@carltonlawaustin.com)

**Attorney for Commission Staff:**

Andy Aus, Attorney-Legal Division  
Public Utilities Commission of Texas  
1701 N. Congress Ave.  
P.O. Box 13326  
Austin, Texas 78711-3326  
Email: [Andy.aus@puc.texas.gov](mailto:Andy.aus@puc.texas.gov)



---

Natalie B. Scott

EXHIBIT “A”

Affidavit of Ralph Belknap  
(will supplement with signed, notarized copy)

PETITION BY BELKNAP, FP, LTD.	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**AFFIDAVIT OF RALPH BELKNAP IN SUPPORT OF FIRST AMENDED PETITION  
FOR EXPEDITED RELEASE FROM WATER CCN NO. 10150 HELD BY MARILEE  
SPECIAL UTILITY DISTRICT PURSUANT TO TEXAS WATER CODE  
SECTION 13.2541**

STATE OF TEXAS           §

COUNTY OF COLLIN       §

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

1.       “My name is Ralph Belknap. 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 Manager of Belknap, FP, Ltd., the Petitioner in the above-captioned matter. Petitioner owns approximately 317.729 acres of contiguous property in Collin County (the “Property”) located within the boundaries of Water CCN No. 10150 held by Marilee SUD. Exhibit “B” attached to this Petition is a true and correct copy of the general location map. Exhibit “C” attached to this Petition is a true and correct copy of a detailed/entire tract map. Petitioner is owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit “D”. Digital Polygon shapefiles will also be submitted in this docket.

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

4.       The Petition requests that the Public Utility Commission of Texas release the Property from Water CCN No. 10150.

FURTHER AFFIANT SAYETH NOT.

---

RALPH BELKNAP

SWORN TO AND SUBSCRIBED TO BEFORE ME by Ralph Belknap on \_\_\_\_  
November, 2021.

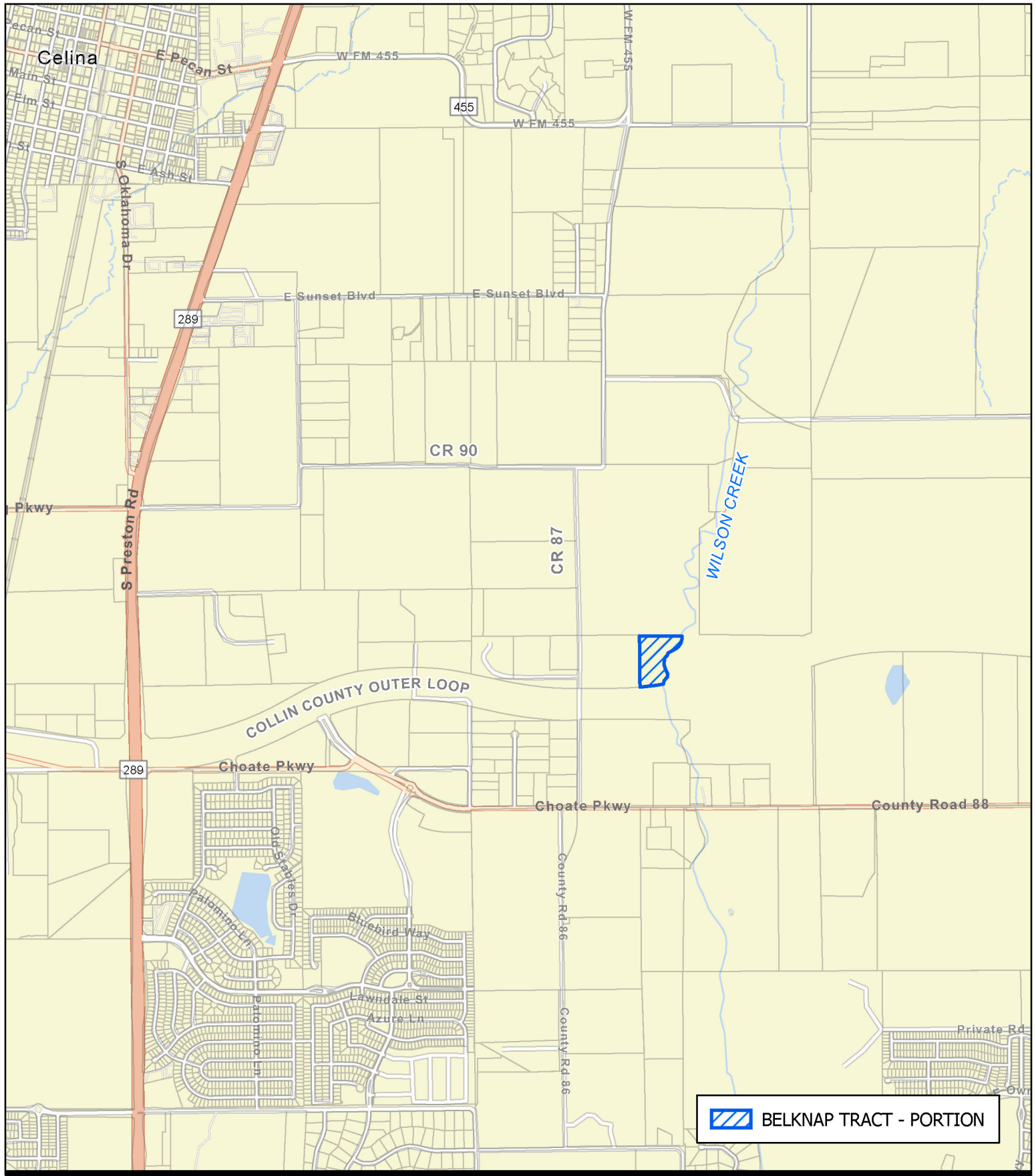
---

Notary Public, State of Texas

EXHIBIT “B”

General Location Map





3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
817.416.4536  
WWW.KFM-LLC.COM

TBPE: F-20821

TITLE

## GENERAL LOCATION MAP

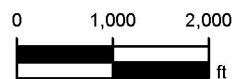
PORTION OF TRACT OWNED BY BELKNAP FP TO BE RELEASED  
FROM CCN #10150

PROJECT

**TUSCANY ESTATES**  
CELINA, TEXAS

CLIENT

**CORSON CRAMER**



1 in = 2,000 ft

PROJECT NUMBER:  
010061002

SHEET:

AUGUST 23, 2021

**1 OF 1**

EXHIBIT “C”

Detailed/Entire Tract Map

WILSON CREEK

CR 88 -CHOATE PARKWAY

P.O.B

317.72 ACRES  
BELKNAP FP. LTD  
EXHIBIT "B"  
VOL. 4288, PG. 162  
D.R.C.C.T

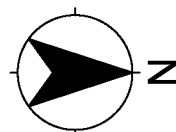
317.729 ACRES

FUTURE COLLIN COUNTY OUTER LOOP

ENTIRE TRACT (FROM DEED)  
OWNED BY BELKNAP FP. LTD  
317.729 ACRES  
LEVIN ROUTH SURVEY, A-779  
COLLIN COUNTY, TEXAS



3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821



0 350 700  
1"=700'

DATE  
2021/08/20

EXHIBIT “D”

Special Warranty Deed

9A- 0123881

04288 00162

### SPECIAL WARRANTY DEED

**Date:** October 1, 1998

**Grantor:** LAURA FIELD BELKNAP, dealing in her sole and separate property

**Grantor's Mailing Address (including county):**

3900 Shenandoah  
Dallas, Dallas County, Texas 75205

**Grantee:** BELKNAP FP, LTD., a Texas limited partnership

**Grantee's Mailing Address (including County):**

3900 Shenandoah  
Dallas, Dallas County, Texas 75205

#### CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

#### PROPERTY (including any improvements):

SEE ATTACHED EXHIBIT "A" (80.002 acre Frisco Farm) AND EXHIBIT "B" (Celina Farm), WHICH LEGAL DESCRIPTIONS ARE INCORPORATED HEREIN BY THIS REFERENCE FOR ALL PURPOSES.

#### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; 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; all rights, obligations and taxes for 1998, the payment of which Grantee assumes.

04288 00163

Grantor, for the consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee all of her right, title and interest in and to the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by and through or under Grantor, but not otherwise.

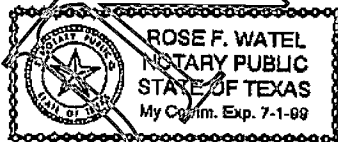
When the context requires, singular nouns and pronouns include the plural.

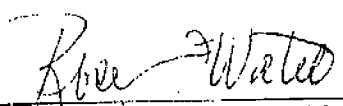
  
LAURA FIELD BELKNAP

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 19, 1998, by LAURA FIELD BELKNAP.



  
Notary Public in and for  
the State of Texas

AFTER RECORDING RETURN TO:

John Crow Miller  
5949 Sherry Lane  
Suite 1700  
Dallas, Texas 75225

04288 00164

FIELD NOTES TO 80.006 ACRES

SITUATED in Collin County, Texas; a part of the William Rogers Survey abstract No. 780 and a part of the Collin County School Land Survey abstract No. 1148, and being a re-survey of an 81.15 acre tract as described in a deed from Lucille Ashley to Murrell Rogers et. ux dated Feb. 20, 1964 and being recorded in volume 633 page 550 of the Collin County deed records, and said re-survey being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the northwest corner of the said 81.15 acre tract in the center line of a public road in the north line of the Wm Rogers survey. Said stake bears East, 3688.5 ft. from the N. W. corner of the said Wm Rogers Survey.

THENCE in a southerly direction with an established fence and post line along the west line of the said 81.15 acre tract as follows;  
S 05 deg. 30 min. W, 1160.0 ft.  
S 05 deg. 40 min. W, 294.0 ft.  
S 09 deg. 17 min. W, 320.8 ft. to a corner post. Said post being in the N. W. corner of a 20.35 acre tract owned by Joe Mack Baum recorded in volume 546 page 85 of the Collin County deed records.

THENCE in a south and east direction with an established fence line along the north line of the above mentioned 20.35 acre tract as follows:  
S 89 deg. 29 min. E, 665.0 ft. a corner post.  
S 15 deg. 15 min. E, 368.0 ft. an 18" Elm tree.  
N 88 deg. 20 min. E, 872.2 ft. to an iron stake in the West R. O. W. line of the St. L. & SF R.R. Said stake being in the east line of the said 81.15 acre tract.

THENCE N 11 deg. 43 min. E with the west line of the said R R and the east line of the said tract a distance of 2149.7 ft. to an iron stake in the N. E. cor. of the said tract in the center line of a public road.

THENCE WEST with the north line of the said tract and the center line of the said road a distance of 1876.5 ft. to the place of beginning containing 80.006 acres of land.

WILSON ABSTRACT COMPANY  
McKinney, Texas

EXHIBIT " A "

04288 00165

DESCRIPTION OF PROPERTY SURVEYED

Being a tract of land located in the Levin Routh Survey, Abstract 779, and the Coleman Watson Survey, Abstract 945, Collin County, Texas, being the property described in deed from Frederick G. Moisen, Trustee, to Michael L. Minner Trust No. 1 and Trust No. 2, recorded in Volume 1375, Page 887 of the Deed Records of Collin County, Texas, and being described more particularly as follows:

Beginning at a steel rod on the center line of an undedicated Public Road, hereinafter called Watson Road, said center line being the dividing line between the south line of said Routh Survey and the most westerly north line of said Watson Survey, said beginning point being the southeast corner of the 19.004 acre tract conveyed to Buster Webb, et ux, by deed recorded in Volume 790, Page 249 of said Deed Records, and being 2972.7 feet East of the intersection of said center line with the center line of an undedicated Public Road running northerly, hereinafter called Routh Road;

Thence N 00° 02' E, along the east line of said Webb tract, at 20.0 feet passing a steel rod on the north line of Watson Road, and continuing along an old fence and hedge, in all a distance of 668.1 feet to a steel rod found for corner;

Thence S 89° 49' W, along the general line of the remnants of the old fence along the north line of said Webb tract, crossing Wilson Creek, a distance of 1275.12 feet to a steel rod found about half way up the west bank of Wilson Creek, the northwest corner of said Webb tract and a corner on the easterly line of the Third Tract conveyed to L. L. Lewis by deed recorded in Volume 200, Page 501 of said Deed Records;

Thence northerly, along the general line of the old crooked fence on the dividing line between the easterly line of said Lewis tract and westerly lines of said Minner tract,

N 12° 00' W, 92.5 feet,  
N 16° 44' W, 100.0 feet,  
N 25° 21' W, 147.0 feet,  
N 03° 21' W, 60.0 feet,  
N 47° 15' E, 190.8 feet, and  
N 00° 11' W, 181.2 feet to a steel rod for corner,  
the northeast corner of said Lewis tract;



04288 00166

Thence N 89° 18' W, along the general line of the old crooked fence and hedge on the north line of the Third and First tracts of the Third Tract in said Lewis deed, a distance of 762.7 feet to a steel rod found in the top of an old bois d' arc post, the southeast corner of the tract conveyed to James F. Tunnell by deed recorded in Volume 788, Page 610 of said Deed Records, being 957.9 feet N 89° 43' E from the center line of Routh Road;

Thence N 00° 26' W, partly along the remnants of the old fence on the east line of said Tunnell tract, a distance of 1309.8 feet to a steel rod for corner, the northeast corner of said Tunnell tract on the south line of the tract, known as 63 acres, conveyed to Mrs. Gladys M. Lewis by Partition Deed recorded in Volume 398, Page 332 of said Deed Records, and being 945.7 feet S 89° 27' E from the center line of Routh Road;

Thence S 89° 34' E, along the old fence and hedge along the line known as the south line of the north half of the Routh Survey, passing the southeast corner of said Mrs. Gladys M. Lewis tract and the southwest corner of the Second tract in deed to Clara McAdams recorded in Volume 679, Page 402 of said Deed Records, passing the east line of the Routh Survey and continuing along the dividing line between the north line of the Watson Survey and the south line of the J. H. McMath Survey, Abstract 983, a distance of 3085.0 feet to an angle in said line;

Thence N 89° 44' E, along said old fence and hedge, along the south line of the First Tract in said Clara McAdams deed, being along said survey dividing line, a distance of 2811.4 feet to a steel rod by old post, the northwest corner of the second 48.5 acre tract described in deed to Bernar Robinson, recorded in Volume 706, Page 534 of said Deed Records;

Thence S 88° 11' E, along the west lines of the Second and First tracts in said Robinson deed, at 2643.0 feet passing a steel rod by old bois d' arc post on the north line of Watson Road, in all 2663.0 feet to a steel rod for corner on the center line of Watson Road;

Thence West, along the center line of Watson Road, passing the southeast corner of said Routh Survey, and continuing along the dividing line between the south line of the Routh Survey and the most westerly north line of the Watson Survey, in all a distance of 3882.5 feet to the place of beginning;

Containing 317.729 acres of land including 1.783 acres in the north half of Watson Road.

04288 00167

HOLMAN ROBERTSON ELDORGE  
6049 Sherry Lane, Suite 1700  
Dallas, Texas 75226  
Attn: JEM

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, REUSE, OR USE OF THIS  
DISCLOSED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW  
(COUNTY OF COLLIN, TEXAS)  
This instrument was FILED in the Public Records of the State of Texas on the 11th day of November 1998, at 11:00 AM, and was duly RECORDED in the Public  
Records of Real Property of Collin County, Texas at

NOV 05 1998

*Robert Starnes*



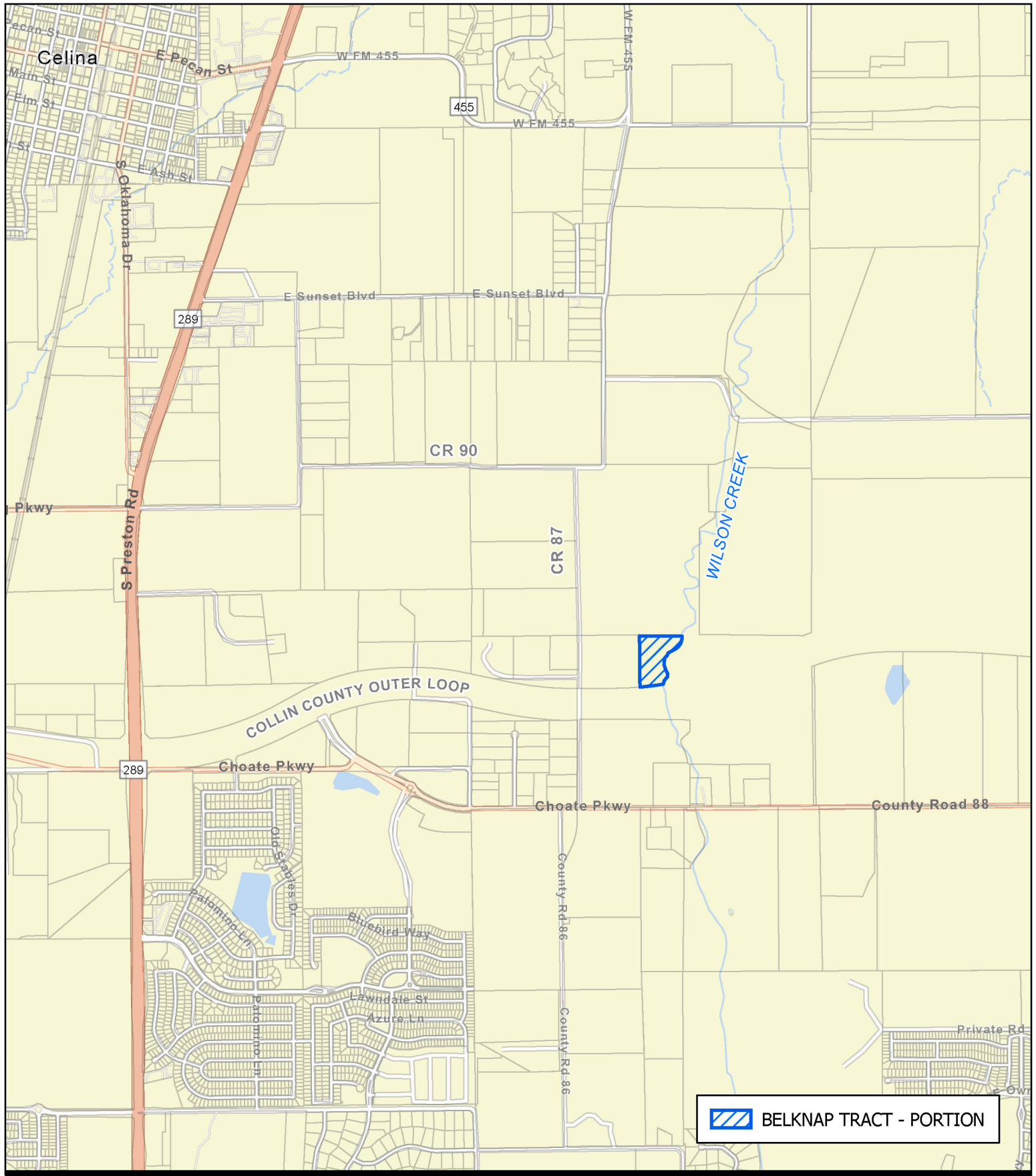
FILED FOR RECORDING  
COLLIN COUNTY, TX  
HONORABLE CLERK SPARKS

DATE 1998/11/05

BY 01274

BOOK 56 01274  
PAGE 101 19100

d:\projects\010061\002\cad\exhibit\20210817\_puc\_exhibits\puc\_bndy.aprx



3501 OLYMPUS BLVD., SUITE 100  
DALLAS, TEXAS 75019  
817.416.4536  
WWW.KFM-LLC.COM

TBPE: F-20821

TITLE

## GENERAL LOCATION MAP

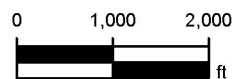
PORTION OF TRACT OWNED BY BELKNAP FP TO BE RELEASED  
FROM CCN #10150

PROJECT

**TUSCANY ESTATES**  
CELINA, TEXAS

CLIENT

**CORSON CRAMER**



1 in = 2,000 ft

PROJECT NUMBER:  
010061002

SHEET:

AUGUST 23, 2021

1 OF 1

WILSON CREEK

CR 88 -CHOATE PARKWAY

P.O.B

317.72 ACRES  
BELKNAP FP. LTD  
EXHIBIT "B"  
VOL. 4288, PG. 162  
D.R.C.C.T

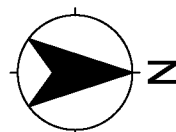
317.729 ACRES

FUTURE COLLIN COUNTY OUTER LOOP

ENTIRE TRACT (FROM DEED)  
OWNED BY BELKNAP FP. LTD  
317.729 ACRES  
LEVIN ROUTH SURVEY, A-779  
COLLIN COUNTY, TEXAS



3501 OLYMPUS BLVD, SUITE 100  
DALLAS, TEXAS 75019  
PHONE: (469) 899-0536  
WWW.KFM-LLC.COM  
TBPE #: F-20821



0 350 700  
1"=700'

DATE  
2021/08/20

9A- 0123881

04288 00162

### SPECIAL WARRANTY DEED

**Date:** October 1, 1998

**Grantor:** LAURA FIELD BELKNAP, dealing in her sole and separate property

**Grantor's Mailing Address (including county):**

3900 Shenandoah  
Dallas, Dallas County, Texas 75205

**Grantee:** BELKNAP FP, LTD., a Texas limited partnership

**Grantee's Mailing Address (including County):**

3900 Shenandoah  
Dallas, Dallas County, Texas 75205

#### CONSIDERATION:

TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

#### PROPERTY (including any improvements):

SEE ATTACHED EXHIBIT "A" (80.002 acre Frisco Farm) AND EXHIBIT "B" (Celina Farm), WHICH LEGAL DESCRIPTIONS ARE INCORPORATED HEREIN BY THIS REFERENCE FOR ALL PURPOSES.

#### RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; 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; all rights, obligations and taxes for 1998, the payment of which Grantee assumes.

04288 00163

Grantor, for the consideration and subject to the Reservations From and Exceptions to Conveyance and Warranty, grants, sells and conveys to Grantee all of her right, title and interest in and to the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold unto Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, forever. Grantor binds Grantor and Grantor's heirs, executors, administrators and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, by and through or under Grantor, but not otherwise.

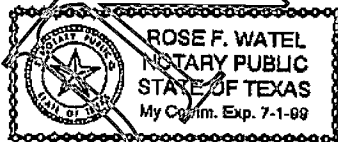
When the context requires, singular nouns and pronouns include the plural.

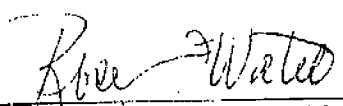
  
LAURA FIELD BELKNAP

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on October 19, 1998, by LAURA FIELD BELKNAP.



  
Notary Public in and for  
the State of Texas

AFTER RECORDING RETURN TO:

John Crow Miller  
5949 Sherry Lane  
Suite 1700  
Dallas, Texas 75225

04288 00164

FIELD NOTES TO 80.006 ACRES

SITUATED in Collin County, Texas; a part of the William Rogers Survey abstract No. 780 and a part of the Collin County School Land Survey abstract No. 1148, and being a re-survey of an 81.15 acre tract as described in a deed from Lucille Ashley to Murrell Rogers et. ux dated Feb. 20, 1964 and being recorded in volume 633 page 550 of the Collin County deed records, and said re-survey being more particularly described by metes and bounds as follows:

BEGINNING at an iron stake in the northwest corner of the said 81.15 acre tract in the center line of a public road in the north line of the Wm Rogers survey. Said stake bears East, 3688.5 ft. from the N. W. corner of the said Wm Rogers Survey.

THENCE in a southerly direction with an established fence and post line along the west line of the said 81.15 acre tract as follows;  
S 05 deg. 30 min. W, 1160.0 ft.  
S 05 deg. 40 min. W, 294.0 ft.  
S 09 deg. 17 min. W, 320.8 ft. to a corner post. Said post being in the N. W. corner of a 20.35 acre tract owned by Joe Mack Baum recorded in volume 546 page 85 of the Collin County deed records.

THENCE in a south and east direction with an established fence line along the north line of the above mentioned 20.35 acre tract as follows:  
S 89 deg. 29 min. E, 665.0 ft. a corner post.  
S 15 deg. 15 min. E, 368.0 ft. an 18" Elm tree.  
N 88 deg. 20 min. E, 872.2 ft. to an iron stake in the West R. O. W. line of the St. L. & SF R.R. Said stake being in the east line of the said 81.15 acre tract.

THENCE N 11 deg. 43 min. E with the west line of the said R R and the east line of the said tract a distance of 2149.7 ft. to an iron stake in the N. E. cor. of the said tract in the center line of a public road.

THENCE WEST with the north line of the said tract and the center line of the said road a distance of 1876.5 ft. to the place of beginning containing 80.006 acres of land.

WILSON ABSTRACT COMPANY  
McKinney, Texas

EXHIBIT " A "

04288 00165

DESCRIPTION OF PROPERTY SURVEYED

Being a tract of land located in the Levin Routh Survey, Abstract 779, and the Coleman Watson Survey, Abstract 945, Collin County, Texas, being the property described in deed from Frederick S. Molsen, Trustee, to Michael L. Minner Trust No. 1 and Trust No. 2, recorded in Volume 1375, Page 887 of the Deed Records of Collin County, Texas, and being described more particularly as follows:

Beginning at a steel rod on the center line of an undedicated Public Road, hereinafter called Watson Road, said center line being the dividing line between the south line of said Routh Survey and the most westerly north line of said Watson Survey, said beginning point being the southeast corner of the 19.004 acre tract conveyed to Buster Webb, et ux, by deed recorded in Volume 790, Page 249 of said Deed Records, and being 2972.7 feet East of the intersection of said center line with the center line of an undedicated Public Road running northerly, hereinafter called Routh Road;

Thence N 00° 02' E, along the east line of said Webb tract, at 20.0 feet passing a steel rod on the north line of Watson Road, and continuing along an old fence and hedge, in all a distance of 668.1 feet to a steel rod found for corner;

Thence S 89° 49' W, along the general line of the remnants of the old fence along the north line of said Webb tract, crossing Wilson Creek, a distance of 1275.12 feet to a steel rod found about half way up the west bank of Wilson Creek, the northwest corner of said Webb tract and a corner on the easterly line of the Third Tract conveyed to L. L. Lewis by deed recorded in Volume 200, Page 501 of said Deed Records;

Thence northerly, along the general line of the old crooked fence on the dividing line between the easterly line of said Lewis tract and westerly lines of said Minner tract,

N 12° 00' W, 92.5 feet,  
N 16° 44' W, 100.0 feet,  
N 25° 21' W, 147.0 feet,  
N 03° 21' W, 60.0 feet,  
N 47° 15' E, 190.8 feet, and  
N 00° 11' W, 181.2 feet to a steel rod for corner,  
the northeast corner of said Lewis tract;



04288 00166

Thence N 89° 18' W, along the general line of the old crooked fence and hedge on the north line of the Third and First tracts of the Third Tract in said Lewis deed, a distance of 762.7 feet to a steel rod found in the top of an old bois d' arc post, the southeast corner of the tract conveyed to James F. Tunnell by deed recorded in Volume 788, Page 610 of said Deed Records, being 957.9 feet N 89° 43' E from the center line of Routh Road;

Thence N 00° 26' W, partly along the remnants of the old fence on the east line of said Tunnell tract, a distance of 1309.8 feet to a steel rod for corner, the northeast corner of said Tunnell tract on the south line of the tract, known as 63 acres, conveyed to Mrs. Gladys M. Lewis by Partition Deed recorded in Volume 398, Page 332 of said Deed Records, and being 945.7 feet S 89° 27' E from the center line of Routh Road;

Thence S 89° 34' E, along the old fence and hedge along the line known as the south line of the north half of the Routh Survey, passing the southeast corner of said Mrs. Gladys M. Lewis tract and the southwest corner of the Second tract in deed to Clara McAdams recorded in Volume 679, Page 102 of said Deed Records, passing the east line of the Routh Survey and continuing along the dividing line between the north line of the Watson Survey and the south line of the J. H. McMath Survey, Abstract 983, a distance of 3085.0 feet to an angle in said line;

Thence N 89° 44' E, along said old fence and hedge, along the south line of the First Tract in said Clara McAdams deed, being along said survey dividing line, a distance of 2811.4 feet to a steel rod by old post, the northwest corner of the second 48.5 acre tract described in deed to Bernar Robinson, recorded in Volume 706, Page 534 of said Deed Records;

Thence S 88° 11' E, along the west lines of the Second and First tracts in said Robinson deed, at 2643.0 feet passing a steel rod by old bois d' arc post on the north line of Watson Road, in all 2663.0 feet to a steel rod for corner on the center line of Watson Road;

Thence West, along the center line of Watson Road, passing the southeast corner of said Routh Survey, and continuing along the dividing line between the south line of the Routh Survey and the most westerly north line of the Watson Survey, in all a distance of 3882.5 feet to the place of beginning;

Containing 317.729 acres of land including 1.783 acres in the north half of Watson Road.

04288 00167

HOLMAN ROBERTSON ELDORGE  
6049 Sherry Lane, Suite 1700  
Dallas, Texas 75226  
Att: JEM

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, REUSE, OR USE OF THIS  
DISCLOSED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND  
UNENFORCEABLE UNDER FEDERAL LAW  
(COUNTY OF COLLIER, FLORIDA)  
This County Party (s) Instrument was FILED in the Public Records on the 05th  
day of NOVEMBER 1998 at 11:00 AM and was duly RECORDED in the Public  
Records of Real Property of Collier County, Florida at

NOV 05 1998

*Robert Starnes*



FILED FOR RECORDING  
COLLIER COUNTY, FL  
HONORABLE CLERK SPARKS

DA 1998/11/05

DL 01274

BOOK 56 01274  
PAGE 101 19.00

The following files are not convertible:

- 52515 - BELKNAP\_ENTIRE.dbf
- 52515 - BELKNAP\_ENTIRE.idx
- 52515 - BELKNAP\_ENTIRE.prj
- 52515 - BELKNAP\_ENTIRE.shp
- 52515 - BELKNAP\_ENTIRE.shx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact [centralrecords@puc.texas.gov](mailto:centralrecords@puc.texas.gov) if you have any questions.