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A PROFESSIONAL CORPORATION

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October 20, 2021

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

Via Electronic Filing

Re: PUC Docket No. 52529; *Petition by East Tioga 581, LP for Expedited Release Pursuant to Texas Water Code Section 13.2541*; Public Utility Commission of Texas

Dear Sir or Madam:

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; and
2. Exhibit "B-2" – Detailed Map.

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

Grayson E. McDaniel - Email: grayson@carltonlawaustin.com

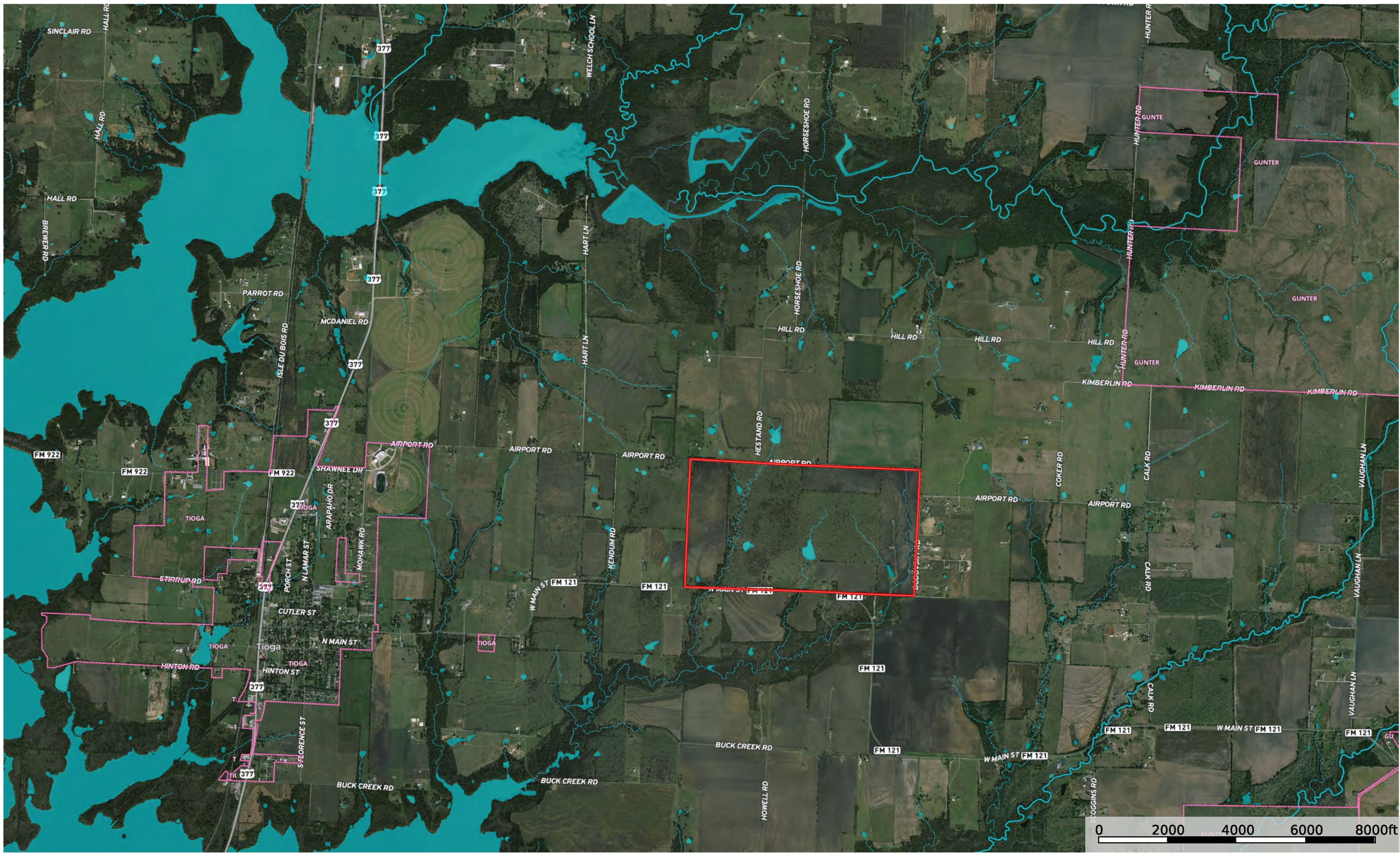
Attorneys for Commission Staff:

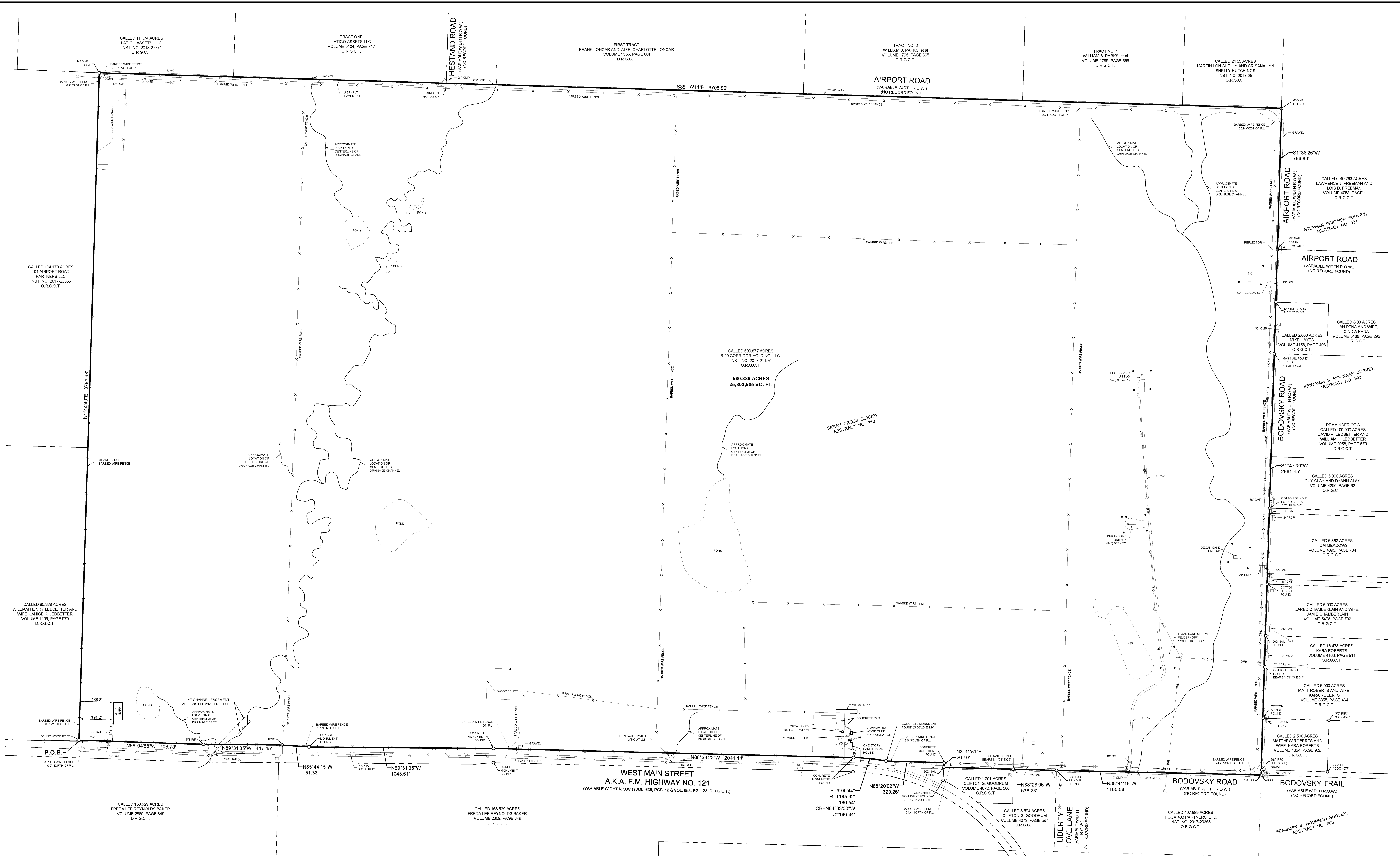
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TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746

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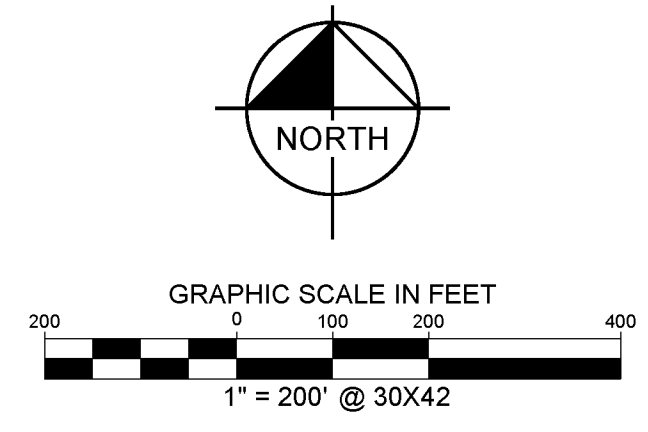
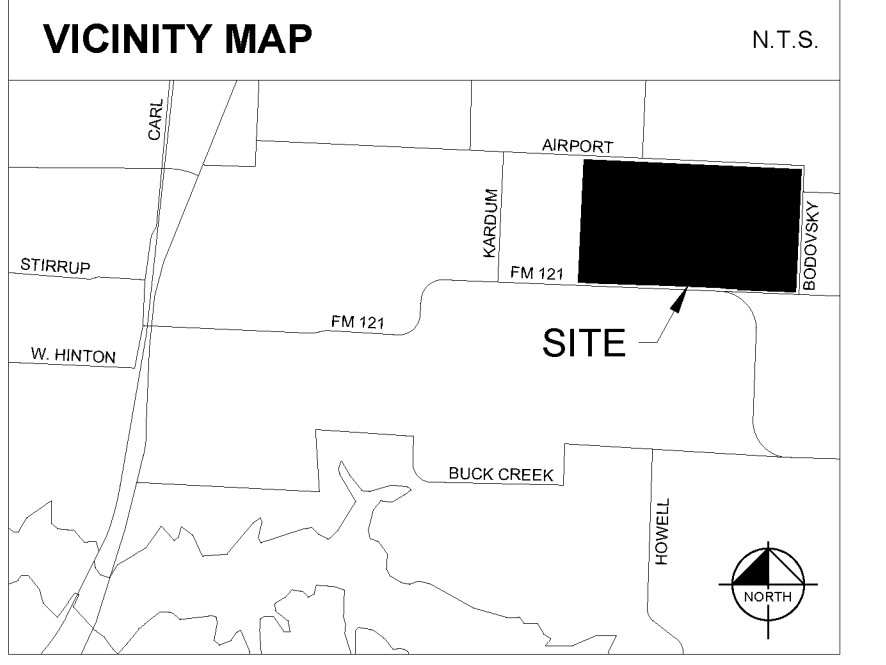




- NOTES:**
- No visible evidence of current earth moving work, building construction or building additions were observed at the time of survey.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202) North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999970742.
 - According to Map No. 48181CD475F and 48181CD500F, dated 09/29/10 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Grayson County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is not within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - The survey was made on the ground and there are no visible above ground protrusions except as shown.

LEGEND

BOX OR REDIBELT	C COMMUNICATIONS
MANHOLE	E ELECTRIC OR POWER
MARKER SIGN	F FIBER OPTIC
MARKER PIN/FLAG	G NATURAL GAS
POLE	H RAILROAD
STORAGE TANK	I PETROLEUM OR PIPELINE
VALVE (EXCEPT WATER)	J SAN SEWER OR WASTEWATER
WELL	K STORM SEWER
METAL BARN	L TELEPHONE
CONCRETE MONUMENT FOUND	M TRAFFIC
UTILITY POLE	N UNIDENTIFIED
IRRIGATION VALVE	O WATER
IRREG. SURF. ROAD WITH CAP SET	P SANITARY SEWER BOX
IRREG. SURF. ROAD WITH CAP FOUND	Q SANITARY SEWER CLEAN OUT
D.R.G.C.T. - DEED RECORDS OF GRAYSON COUNTY, TEXAS	R TRAFFIC SIGN
D.R.G.C.T. - OFFICIAL RECORDS OF GRAYSON COUNTY, TEXAS	S MAIL BOX
	T RAIL ROAD SPIKE FOUND
	U P.O.B. POINT OF BEGINNING
	V



ALTA/NSPS LAND TITLE SURVEY
580.889 ACRES

SARAH CROSS SURVEY, ABSTRACT NO. 210
CITY OF TIOPA, GRAYSON COUNTY, TEXAS

Kimley Horn

6160 Warren Parkway, Suite 210
 Frisco, Texas 75034
 Tel. No. (972) 335-3580
 Fax No. (972) 335-3779
 Firm # 10193822

No.	DATE	REVISION DESCRIPTION
3	7/29/19	UPDATE LEGAL DESCRIPTION
2	7/29/19	UPDATE LEGAL DESCRIPTION AND ADD UPDATED TITLE COMMITMENT
1	7/3/19	UPDATE CERTIFICATION

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	CDS	KHA	4/9/2019	063237206	1 OF 2

DESCRIPTION OF PROPERTY:

BEING a tract of land situated in the Sarah Cross Survey, Abstract No. 201, City of Tioga, Grayson County, Texas and being all of the property described in a deed to B-29 Corridor Holding, LLC, as recorded in Instrument No. 2017-21197, of the Official Records of Grayson County, Texas, and being more particularly described as follows:

BEGINNING at wood post found for the southwest corner of said B-29 tract, common to the southeast corner of a called 80.268 acre tract of land described in a deed to William Henry Ledbetter and Wife, Janice K. Ledbetter as recorded in Volume 1456, Page 570, of the Deed Records of Grayson County, Texas, same being on the northerly right of way line of West Main Street (F.M. Highway 121), a variable width right-of-way;

THENCE North 01°44'40" East, departing the northerly right of way line of said West Main Street, and along the westerly line of said B-29 tract, the easterly line said 80.268 acre tract, and the easterly line of called 104.170 acre tract of land described in a deed to 104 Airport Road Partners, LLC, as recorded in Instrument Number 2017-23365, of said Official Records, a distance of 3784.98 feet to a mag nail found for the northwest corner of said B-29 tract, common to the northeast corner of said 104.170 acre tract, same being on the southerly line of a called 111.74 acre tract of land described in a deed to Latigo Assets, LLC, as recorded in Instrument Number 2018-27771 of said Official Records, and being in the centerline of Airport Road, a variable width right-of-way, no record found;

THENCE South 88°16'44" East, along the northerly line of said B-29 tract and the southerly lines of said 111.74 acre tract, a tract of land described as "Tract One" in a deed to Latigo Assets, LLC, as recorded in Volume 5104, Page 717, of said Official Records, a tract of land described as "First Tract" in a deed to Frank Loncar and Wife, Charlotte Loncar, as recorded in Volume 1556, Page 801 of said Deed Records, tracts of land described as "Tract No. 1" and "Tract No. 2" in a deed to William B. Parks, et al, as recorded in Volume 1795, Page 665, of said Deed Records, and a called 24.05 acre tract of land described in a deed to Martin Lon Shelly and Crisana Lyn Shelly Hutchings, as recorded in Instrument Number 2019-28, of said Official Records, and along the centerline of said Airport Road, a distance of 6705.82 feet to a 60D nail found for the northeast corner of said B-29 tract, common to the southeast corner of said 24.05 acre tract, same being on the westerly line of a called 140.263 acre tract of land described in a deed to Lawrence J. Freeman and Lois D. Freeman, as recorded in Volume 4053, Page 1, of said Official Records;

THENCE South 01°38'28" West, along the easterly line of said B-29 tract, the westerly line of said 140.263 acre tract, and along the centerline of Airport Road, a distance of 799.69 feet to a 60D nail found for the southwest corner of said 140.263 acre tract, being at the intersection of the centerlines of Airport Road and Bodovsky Road, a variable width right-of-way, no record found;

THENCE South 01°47'30" West, continuing along the easterly line of said B-29 tract and along the centerline of Bodovsky Road, a distance of 2981.45 feet to a 5/8 inch iron rod found for the southeast corner of said B-29 tract, common to an oil corner along the centerline of said Bodovsky Road, and being on the northerly line of a called 407.889 acre tract of land described in a deed to Tioga 408 Partners, Ltd., as recorded in Instrument No. 2017-20365, of said Official Records;

THENCE North 88°41'18" West, continuing along the centerline of said Bodovsky Road, along the southerly line of said B-29 tract and the northerly line of said 407.889 acre tract, a distance of 1160.58 feet to a cotton spindle found for the northwest corner of said 407.889 acre tract, common to the northeast corner of a called 3.594 acre tract of land described in a deed to Clifton G. Goodrum, as recorded in Volume 4072, Page 597, of said Official Records;

THENCE North 88°28'06" West, continuing along the centerline of said Bodovsky Road and the southerly line of said B-29 tract, and along the northerly line of said 3.594 acre tract and the northerly line of a called 1.291 acre tract of land described in a deed to Clifton G. Goodrum, as recorded in Volume 4072, Page 580, said Official Records, a distance of 638.23 feet to a 60D nail found for the northwest corner of said 1.291 acre tract, being on the northerly right-of-way line of aforesaid West Main Street;

THENCE departing the centerline of said Bodovsky Road, continuing along the southerly line of said B-29 tract and along the northerly right of way line of said West Main Street, the following courses and distances:

- North 03°31'51" East, a distance of 26.40 feet to a concrete monument found for corner;
- North 88°20'02" West, a distance of 529.26 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 09°00'44", a radius of 1185.92 feet, a chord bearing and distance of North 84°03'00" West, 186.34 feet, from which, a concrete monument found for witness bears South 88°20' East, a distance of 1.9 feet;
- In a northwesterly direction, with said curve to the left, an arc distance of 186.54 feet to a concrete monument found for corner;
- North 88°33'22" West, a distance of 2041.14 feet to a concrete monument found for corner;
- North 89°31'35" West, a distance of 1045.61 feet to a concrete monument found for corner;
- North 85°44'15" West, a distance of 151.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;
- North 89°31'35" West, a distance of 447.45 feet to a 5/8 inch iron rod for corner;
- North 88°04'58" West, a distance of 706.78 feet to the **POINT OF BEGINNING** and containing 580.889 acres (25,303.505 square feet) of land, more or less.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, provided by Fidelity National Title Insurance Company, GF, No. 1900283-FSCA, effective date July 12, 2019, issued July 26, 2019.)

e. Channel Easement as shown in instrument from Rayford Wilbanks to State of Texas, recorded January 22, 1951 in Volume 638, Page 282, Deed Records, Grayson County, Texas. (AFFECTS PROPERTY, AS SHOWN ON SURVEY)

f. The surveyed property is a portion of the property described in instrument recorded February 25, 1952, in Volume 679, Page 353, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

g. The surveyed property is a portion of the property described in instrument dated April 12, 1954, recorded in Volume 838, Page 459, of the Deed Records of Grayson County, and in instrument recorded July 31, 1958, in Volume 874, Page 638, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

h. The surveyed property is all of the property described in instrument recorded July 9, 1969, in Volume 1138, Page 295, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

i. The surveyed property is a portion of the property described in the Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded on June 14, 1956 in Volume 838, Page 439, of the Deed Records of Grayson County, Texas. Said lease ratified and confirmed by Agreement recorded June 4, 1957 in Volume 856, Page 279, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

j. The surveyed property is a portion of the property described in the Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded June 14, 1956 in Volume 838, Page 440, of the Deed Records of Grayson County, Texas. Said lease ratified and confirmed by Agreement recorded June 4, 1957, in Volume 856, Page 279, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

k. The surveyed property is a portion of the property described in the Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded on June 14, 1956 in Volume 838, Page 442, of the Deed Records of Grayson County, Texas. Said lease ratified and confirmed by Agreement recorded June 4, 1957 and recorded in Volume 856, Page 279, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.


l. The surveyed property is a portion of the property described in the Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, recorded May 5, 1965 in Volume 1028, Page 375, of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

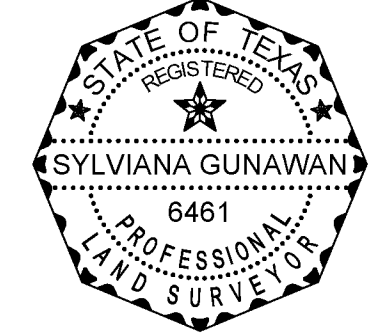
m. The surveyed property appears to be a portion of the property described in the document recorded April 5, 2005 in Volume 3835, Page 438 of the Deed Records of Grayson County, Texas. This survey does not provide a determination or opinion concerning the mineral estates and interests and all rights incident thereto in the above recorded document. Only the mineral estate's location relative to the surveyed property was determined by the surveyor.

SURVEYORS CERTIFICATION:

To: East Tioga 581 LP, a Texas limited partnership, B-29 Corridor Holdings, LLC, a Texas limited liability company, Sendera Title, and Fidelity National Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 8, 9, 13 and 16 of Table A thereof. The field work was completed on March 26, 2019.

 07/29/19
Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Ph: 972-335-3580
sylviana.gunawan@kimley-horn.com



**ALTA/NSPS LAND TITLE
SURVEY
580.889 ACRES**

**SARAH CROSS SURVEY,
ABSTRACT NO. 210
CITY OF TIOGA, GRAYSON
COUNTY, TEXAS**

Kimley»Horn

6160 Warren Parkway, Suite 210 | Frisco, Texas 75034 | FIRM # 10193822 | Tel. No. (972) 335-3580 | Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CDS	KHA	4/9/2019	063237206	2 OF 2