



## Filing Receipt

**Received - 2022-03-25 11:01:15 AM**

**Control Number - 52530**

**ItemNumber - 18**

PUC DOCKET NO. 52530

PETITION BY E REAL ESTATE, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY (TRACT 5)	§	OF TEXAS

**E REAL ESTATE, LLC'S RESPONSE TO ORDER NO. 6**

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

Petitioner owns 221.89 acres of Overall Property that is identified in the deed attached as Exhibit A. This property is divided by FM 455 as identified in the map attached as Exhibit B. Petitioner seeks to decertify 55.88 acres from Tract 3, which is highlighted in the attached deed. The written deed identifies Tract 3 as being 59.916 acres. In reality, the survey results in Tract 3 being 56.916 acres, which is a difference of 3 acres. This is noted in the detailed map attached as Exhibit B. The discrepancy in the written deed is a result of a typographical error. Similarly, the deed recites that the Overall Property is 224.89 acres while the actual field survey is 221.89 acres, which is accounted for in the three acre typographical error.<sup>1</sup> The shapefiles that accompany the Petition also reflect the accurate acreage. While this case refers to Tract 5, this was only included in the filing as a means to differentiate Dockets 52530-52534 prior to a docket number being assigned to each filing. The parties are the same in all dockets, but the "tract" numbers do not correspond to the Tract Numbers in the deed attached as Exhibit A.

WHEREFORE, Petitioner respectfully requests that the Commission grant the Petition and remove the Requested Area from water CCN number 10150.

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<sup>1</sup> This has been verified by the PUC's mapping department. See PUC Memorandum prepared by Pai Liu, Infrastructure Analyst, Infrastructure Division, dated January 18, 2022.

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

**ATTORNEY FOR PETITIONER**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 25<sup>th</sup> day of March, 2022, 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.

**Counsel for Marilee SUD:**

John J. Carlton  
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:**

Forrest Smith  
PUC – Legal Division  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326  
Email: [Forrest.Smith@puc.texas.gov](mailto:Forrest.Smith@puc.texas.gov)

  
\_\_\_\_\_

Natalie B. Scott

EXHIBIT A  
Special Warranty Deed

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.**

**SPECIAL WARRANTY DEED**

**Effective Date:** January 1, 2020

**Grantor:** Eland Energy, Inc., a Texas corporation

**Grantor's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248;

**Grantee:** E Real Estate LLC, a Texas limited liability company

**Grantee's Mailing Address:** 16400 Dallas Parkway, Suite 100, Dallas, Texas 75248.

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

**Property:** Those certain tracts of land described on the attached Exhibit "A" which is incorporated herein by reference together with all improvements situated thereon.

**Reservations from Conveyance:** None.

**Exceptions to Conveyance and Warranty:** All validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests outstanding in persons other than Grantor, and other instruments (other than conveyances of the surface fee estate) that affect the Property; all validly existing 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; and *ad valorem* taxes for the current year and subsequent assessments for the current year or for prior years due to change in land usage, ownership, or both; all of which Grantee assumes and agrees to pay.

**Conveyance:** Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grant, sell, and convey the Property, together with all rights associated with the Property, to Grantee and its heirs, successors, and assigns, forever.

Grantor bind itself and its heirs and successors to warrant and forever defend all the Property to Grantee and its heirs, successors, and assigns against every person claiming the same or any part thereof by,

through and under Grantor but not otherwise; except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

**SIGNED** with an effective date of January 1, 2020.

**Eland Energy, Inc.,**

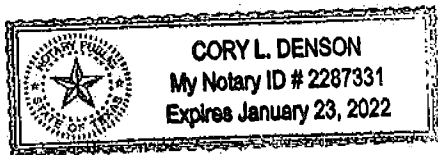
  
\_\_\_\_\_  
Gregg Allen, President

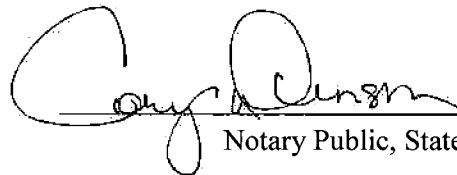
**ACKNOWLEDGMENT**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

This instrument was acknowledged before me on January 27, 2020, by Gregg Allen, as President of Eland Energy, Inc.



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

**After recording, return to:**  
Robin D. McGuire  
16400 Dallas Parkway, Suite 100  
Dallas, Texas 75248

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

**TRACT ONE**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. 396, and also being in the Daniel Howell Survey, Abstract No.394 and being all that certain tract of land conveyed to Collins Irrevocable Trust as recorded in County Clerks File No. 94-0103491 Deed Records Collin County, Texas (D.R.C.C.T.), and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with cap found for corner being the southwest corner of a tract of land to Roylene Klinglesmith as recorded In Volume 4957, Page 1704 (D.R.C.C.T.) and also along in the centerline of County Road 101. Thence North 89 degrees 31 minutes 17 seconds East, a distance of 30 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being on the East line of a 30' right of way line as recorded in County Clerks File# 96-7344 D.R.C.C.T. for the POINT OF BEGINNING:

THENCE North 89 degrees 31 minutes 17 seconds East along the South line of said Klinglesmith tract, a distance of 516.90 feet to a 1/2" iron rod found for corner;

THENCE North 01 degree 19 minutes 42 seconds East along the East line of said tract, a distance of 1054.20 feet to 1/2" iron rod with cap found for corner;

THENCE North 75 degrees 47 minutes 25 seconds East along said East line, a distance of 676.80 feet to a 1" pipe found for corner;

THENCE North 01 degrees 45 minutes 04 seconds West continuing along said East line, a distance of 124.41 feet to a 1/2" iron rod found for corner said corner being in the South line of a tract of land conveyed to Kirks Rockin K Ranch as recorded in County Clerks File No. 98-0033839 (D.R.C.C.T.);

THENCE North 88 degrees 48 minutes 23 seconds East along the South line of said Kirks tract, a distance of 571.80 feet to a 1/2" iron pipe found for corner said corner being the Northwest corner of a tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 Deed Records Collin County, Texas;

THENCE South 01 degrees 31 minutes 13 seconds East along the West line of said Collins Tract, a distance of 1627.09 feet to a 3/8" iron rod found for an angle point;

THENCE continuing along the said West line of Collins Tract the following 4 calls to a 1/2" iron rod with cap stamped Data Land Services set for angle points:

1. S 51° 43' 49" W a distance of 354.40 feet,
2. S 08° 01' 45" W a distance of 279.80 feet,
3. S 17° 10' 15" E a distance of 54.60 feet,
4. S 33° 29' 45" W a distance of 535.70 feet to a 1" pipe found for corner said corner being on the North line of F.M. No 455 ( 190' right of way);

THENCE South 89 degrees 42 minutes 44 seconds West along said North right of way, a distance of 122.55 feet to a TxDot wood right of way marker found for an angle point;

THENCE South 88 degrees 59 minutes 20 seconds West along said right of way, a distance of 317.33 feet to a Wood right of way Monument found for corner;

THENCE South 88 degrees 20 minutes 47 seconds West continuing along said right of way, a distance of 372.54 feet to a Wood right of way Monument found at the beginning of non-tangent curve to the left having a central angle of 25 degrees 21 minutes 06 seconds, a radius of 363.31 feet and a chord bearing of South 80 degrees 31 minutes 27 seconds West, a distance of 159.45 feet;

THENCE along said curving right of way to the left, an arc length of 160.75 feet to a Wood right of way Monument found at the end of said curve;

THENCE South 68 degrees 30 minutes 54 seconds West along said right of way, a distance of 30.79 feet to a 1/2" iron rod with cap for corner;

THENCE South 89 degrees 32 minutes 28 seconds West, a distance of 137.67 feet to a point for corner bears North 89 degrees 32 minutes 28 seconds East 30.00 feet to a 1/2" iron rod found in the aforementioned centerline of CR 101;

THENCE North 01 degrees 11 minutes 56 seconds West along the East line of said County Road, a distance of 1319.82 feet to the Point of Beginning containing 3,424,385 square feet or 78.613 acres of land, more or less.

## **TRACT TWO**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. and also being in the Daniel Howell Survey, Abstract No. 394 and being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1994, Page 342 Deed Records Collin County, Texas (D.R.C.C.T.) and also being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 D.R.C.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped Data Land Services set for corner, said corner being the Southeast corner of a tract of land conveyed to Kirks Rockin K. Ranch as recorded in County Clerk's File No. 98-0033839 Deed Records Collin County, Texas;

THENCE North 01 degree 31 minutes 33 seconds West along the East line of said Kirks Rockin K. Ranch, a distance of 794.14 feet to a point in the center of a creek, said corner being the Southwest corner of a tract of land conveyed to John W. Rea as recorded in County Clerk's File No. 92-67368 Deed Records Collin County, Texas;

THENCE along the center of said creek and said Rea Tract the following 14 meander calls to a point for corner;

- N 65°48' 34" E a distance of 74.39 feet;
- S 52° 09' 33" E a distance of 184.77 feet;
- N 20° 54' 25" E a distance of 111.09 feet;
- S 48° 43' 53" E a distance of 127.34 feet;
- N 26° 45' 55" E a distance of 108.75 feet;



S 86° 03' 42" E a distance of 199.33 feet;  
S 13° 57' 32" E a distance of 66.79 feet;  
S 22° 33' 40" W a distance of 277.45 feet;  
S 61° 23' 36" W a distance of 233.49 feet;  
S 15° 32' 10" W a distance of 139.05 feet;  
S 33° 38' 58" E a distance of 235.17 feet;  
S 54° 20' 31" W a distance of 144.33 feet;  
S 32° 21' 26" W a distance of 96.33 feet;  
N 64°18' 48" W a distance of 93.04 feet to a point on the most Southerly West line of said Rea Tract;

THENCE South 02 degrees 08 minutes 02 seconds East along said most Southerly West line, a distance of 263.88 feet to a 3/8 inch iron rod found for corner, said corner being in the North line of a tract of land conveyed to Goff Development as recorded in Volume 5151, Page 2148 Deed Records Collin County, Texas;

THENCE South 88 degrees 25 minutes 00 seconds West along said North line, a distance of 124.68 feet to a pipe fence corner found for corner;

THENCE South 01 degrees 32 minutes 45 seconds East along the West line of said Goff tract, a distance of 455.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for an angle point;

THENCE South 01 degrees 33 minutes 55 seconds East continuing along said West line, a distance of 1258.56 feet to a pipe fence corner found for corner;

THENCE North 87 degrees 52 minutes 00 seconds East along the South line of said Goff tract, a distance of 162.90 feet to a pipe fence corner found for the beginning of a non-tangent curve to the left and being on the North line of F.M. 455 (a 90' right-of-way) having a central angle of 43 degrees 44 minutes 11 seconds, a radius of 363.31 feet and a chord bearing of South 37 degrees 28 minutes 25 seconds West, a chord distance of 270.65 feet;

THENCE along said curving right-of-way to the left, an arc length of 277.33 feet to a TxDot wood marker found for the end of said curve;

THENCE South 17 degrees 41 minutes 31 seconds West continuing along said right-of-way, a distance of 159.42 feet to a TxDot wood marker found for the beginning of a non-tangent curve to the right having a central angle of 54 degrees 24 minutes 37 seconds, a radius of 273.31 feet and a chord bearing of South 54 degrees 24 minutes 37 seconds West, a chord distance of 347.32 feet;

THENCE continuing along said curving right-of-way, an arc length of 376.36 feet to a TxDot wood marker found for the being in the East line of a tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 D.R.C.C.T.;

THENCE South 88 degrees 51 minutes 59 seconds West continuing along said ROW, a distance of 196.55 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

THENCE across and through said Ronnie Collins Tract recorded in Volume 1072, Page 203 the following 15 calls;

N 01°26' 34" E, a distance of 81.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

N 53° 56' 40" E, a distance of 164.61 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 00° 26' 32" W, a distance of 63.24 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
S 89° 37' 57" W, a distance of 34.36 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
**N 01° 02' 15" E, a distance of 21.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;**  
S 89° 48' 07" W, a distance of 41.40 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 01° 31' 31" W, a distance of 43.78 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 89° 36' 04" W, a distance of 100.51 feet to 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
S 01° 57' 06" E, a distance of 28.62 feet to a pipe fence post for corner;  
S 87° 40' 38" W, a distance of 13.39 feet to a pipe fence post for corner;  
S 00° 31' 01" E, a distance of 15.93 feet to a pipe fence post for corner;  
S 89° 39' 29" W, a distance of 47.35 feet to a pipe fence post for corner;  
S 00° 58' 42" E, a distance of 97.66 feet to a pipe fence post for corner;  
s 36° 03' 15" E, a distance of 103.77 feet to a pipe fence post for corner;  
S 02° 14' 34" E, a distance of 80.80 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;

THENCE South 88 degrees 45 minutes 89 seconds West along the aforementioned right-of-way, a distance of 902.64 feet to a 1" pipe found for corner, said corner being the Southeast corner of a tract of land conveyed to Collin Irrevocable Trust as recorded in County Clerk's File No. 94-0104591 Deed Record\$ Collin County, Texas;

THENCE along the East line of said Collins Irrevocable Trust tract the following 5 calls:

N 33° 24' 45" E, a distance of 535.70 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 17° 10' 15" W, a distance of 54.60 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 08° 01' 45" E, a distance of 279.80 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
N 51° 43' 49" E, a distance of 354.40 feet to a 3/8 inch iron rod found for corner;  
N 01° 31' 13" W, a distance of 1627.09 feet to a 1/2 inch iron pipe found for corner in the aforementioned South line of Kirks Rockin K Ranch Tract;

THENCE North 88 degrees 48 minutes 23 seconds East along said South line, a distance of 863.04 feet to a Point of Beginning and Containing 2,904.413 square feet or 66.676 acres of land.

### **TRACT THREE**

**BEING tract of land situated in Collin County, Texas, and being in the Daniel Howell Survey Abstract 394, and being all that certain tract of land conveyed to Ronnie Collins as recorded in Volume 1694, Page 836 Deed Records Collin County Texas (D.R.C.C.T.)**

and being more particularly described as follows:

BEGINNING at a bois de arc fence post said corner being at the Southeast corner of said Collins Tract and also being at an ell corner of a tract of land conveyed to Jane Willard as recorded in County Clerks File #96-0039930;

THENCE South 88 degrees 44 minutes 04 seconds West along the said North line of said Willard tract and also along a barb wire fence, a distance of 2639.07 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being in the centerline of a dirt road also corner being in the East line of tract of land conveyed to Willard Cattle Company as recorded in Volume 4938, Page 3494 D.R.C.C.T.;

THENCE North 01 degrees 11 minutes 12 seconds West along the East line of said Willard Cattle Company and also in or near the center line of said dirt road, a distance of 405.05 feet to 1/2" iron rod with cap stamped Data Land Services set for corner said corner being at the South right of way line of F.M. 455 (a 90' right-of-way) said corner being the beginning of a non-tangent curve to the left having a central angle of 28 degrees 01 minute 58 seconds a chord 175.99 feet;

THENCE along said curving right of way an arc length of 177.75 to a 1/2" iron rod with cap stamped Data Land Services set for corner at the end of said curve;

THENCE North 02 degrees 03 minutes 00 seconds West along said South right of way line, a distance of 99.75 feet to a 1/2" iron rod with cap stamped Data Land Services set for the beginning of a tangent curve to the right having a central angle of 90 degrees 45 minutes 02 seconds, a radius of 273.31 feet and a chord bearing of North 43 degrees 19 minutes 31 seconds East, a chord of 389.04 feet;

THENCE along said South right of way line an arc length of 432.89 feet to a 1/2" iron rod with cap stamped Data Land Services set at the end of said curve;

THENCE North 88 degrees 43 minutes 16 seconds East along said South right of way line, a distance of 2324.51 feet to 1/2" iron rod found for corner said corner being in the West line of a tract of land conveyed to Robert C. Campbell as recorded in County Clerks File 93-0051766 D.R.C.C.T.;

THENCE South 01 degrees 23 minutes 08 seconds East along the West line of said Campbell tract, a distance of 953.17 feet to the place of beginning containing 2,479,264 square feet of 59.916 acres, more or less.

#### **TRACT FOUR**

BEING a tract or parcel of land situated in Collin County, Texas, and being in the Mary Howell Survey, Abstract No. 396 and also being in the Daniel Howell Survey, Abstract No. 394 and being part of a Tract of land conveyed to Ronnie Collins as recorded in Volume 1072, Page 203 Deed Records Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch pipe found at the North line of F.M. 455 (a 90' ROW) and being the Southeast corner of a tract of land conveyed to Collin Irrevocable Trust as recorded in County Clerks File# 94-0104591 Deed Records Collin County, Texas;

THENCE North 88 degrees 45 minutes 59 seconds East along said North right-of-way, a distance of 902.64 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner for the Point of Beginning;

THENCE across and through said Collins tract as recorded in Volume 1072, Page 203 D.R.C.C.T. the following 15 calls:

North 02° 14' 34" West, a distance of 80.80 feet to a pipe fence post for corner; North 36° 03' 15" West, a distance of 103.77 feet to a pipe fence post for corner; North 00° 58' 42" West, a distance of 97.66 feet to a pipe fence post for corner;  
North 89° 39' 29" East, a distance of 47.35 feet to a pipe fence post for corner; North 00° 31' 01" West, a distance of 15.93 feet to a pipe fence post for corner, North 87° 40' 38" East, a distance of 13.39 feet to a pipe fence post for corner;  
North 01° 57' 06" West, a distance of 26.82 feet to 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 89° 36' 04" East, a distance of 100.151 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 31' 31" East, a distance of 43.78 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
North 89° 48' 07" East, a distance of 41.40 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 02' 15" West, a distance of 21.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
North 89° 37' 57" East, a distance of 34.36 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 00° 26' 32" East, a distance of 63.24 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 53° 56' 40" West, a distance of 164.61 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner;  
South 01° 26' 34" West, a distance of 81.37 feet to a 1/2 inch iron rod with cap stamped Data Land Services set for corner, said corner being in the North line right-of-way line of F.M. 455;

THENCE South 88 degrees 51 minutes 49 seconds West along said North right-of-way line, a distance of 36.11 feet to the Point of Beginning, Containing 40,826 square feet or 0.937 acres of land.

#### **TRACT FIVE**

BEING a tract or parcel of land situated in Collin County Texas and on being a part of the Mary Howell Survey Abstract No. 396 and a part of the Daniel Howell Survey Abstract No. 394. And being conveyed to Roylene Klinglesmith as recorded in Volume 4957, Page 1704 Deed Records Collin County Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod with cap found in the centerline of County Road 101 and being at the original Southwest corner of a tract of land conveyed to Kirks Rockin K Ranch, as recorded in County Clerks File 98-0033839 (D.R.C.C.T.). THENCE North 88 degrees 48 minutes 23 seconds East, a distance of 30.00 feet to a 1/2" iron rod with cap stamped Data Land Services set for corner said corner being in the east line of 30' dedicated right-of-way as recorded in County Clerks File # 96-67345 D.R.C.C.T. for the POINT OF BEGINNING;

THENCE North 88 degrees 48 minutes 23 seconds East along the South line of said Rea tract, a distance of 1172.70 feet to a 1/2" iron rod with cap found for corner said corner being the Northwest corner of a tract of land conveyed to Collins Irrevocable Trust, as recorded in County Clerks File No.98-0033839 (D.R.C.C.T.);

THENCE South 01 degrees 45 minutes 04 seconds East along the West line of said Collins tract, a distance of 124.41 feet to a 1/2" iron rod with cap found for corner;

THENCE South 75 degrees 45 minutes 25 seconds West continuing along said West line, a distance of 676.80 feet to a 1/2" iron rod with cap found for corner;

THENCE South 01 degrees 19 minutes 42 seconds East continuing along said West line, a distance of 1054.20 feet to a 1/2" iron rod with cap found for corner;

THENCE North 89 degrees 31 minutes 17 seconds East along the most Southerly North line of said Collins tract, a distance of 516.90 feet to point for corner from which a 1/2" iron rod with cap found bears South 89 degrees 31 minutes 17 seconds West 30.00 feet in the aforementioned centerline of CR. 101;

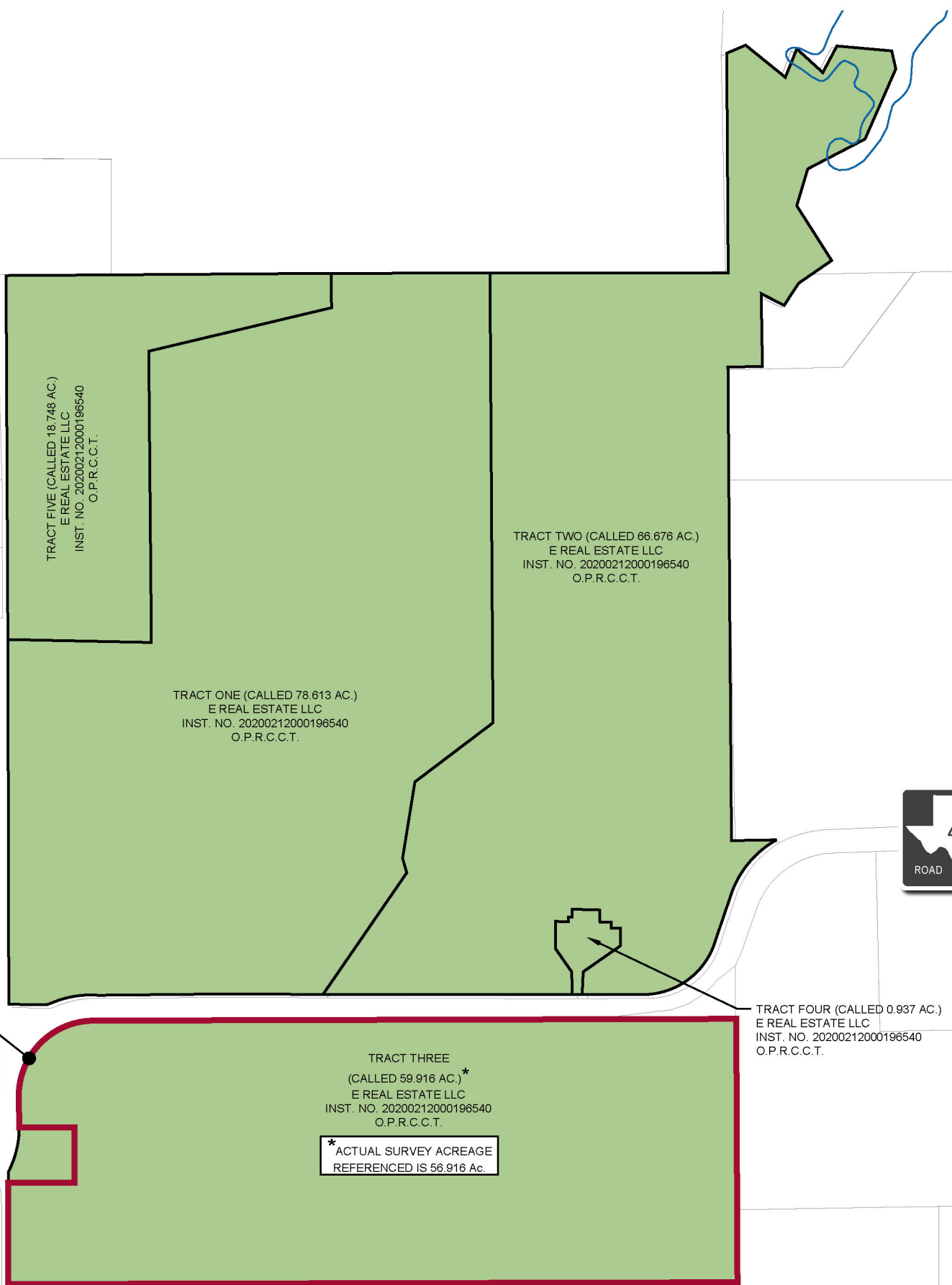
THENCE North 01 degrees 11 minutes 56 seconds West along or near said centerline, a distance of 1324.58 feet to the POINT OF BEGINNING, CONTAINING 816,595 square feet or 18.748 acres of land, more or less.

Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
02/12/2020 08:23:14 AM  
\$58.00 NPRECELLA  
20200212000196540



A handwritten signature in cursive script, appearing to read "Stacey Kemp".

Exhibit B  
Detailed Map



TRACT FIVE (CALLED 18.748 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT TWO (CALLED 66.676 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT ONE (CALLED 78.613 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT FOUR (CALLED 0.937 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

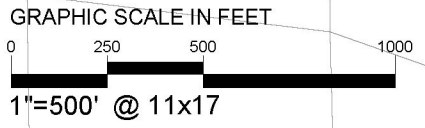
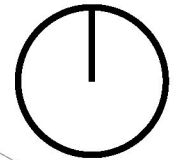
TRACT THREE  
(CALLED 59.916 AC.)\*  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

\*ACTUAL SURVEY ACREAGE  
REFERENCED IS 56.916 Ac.

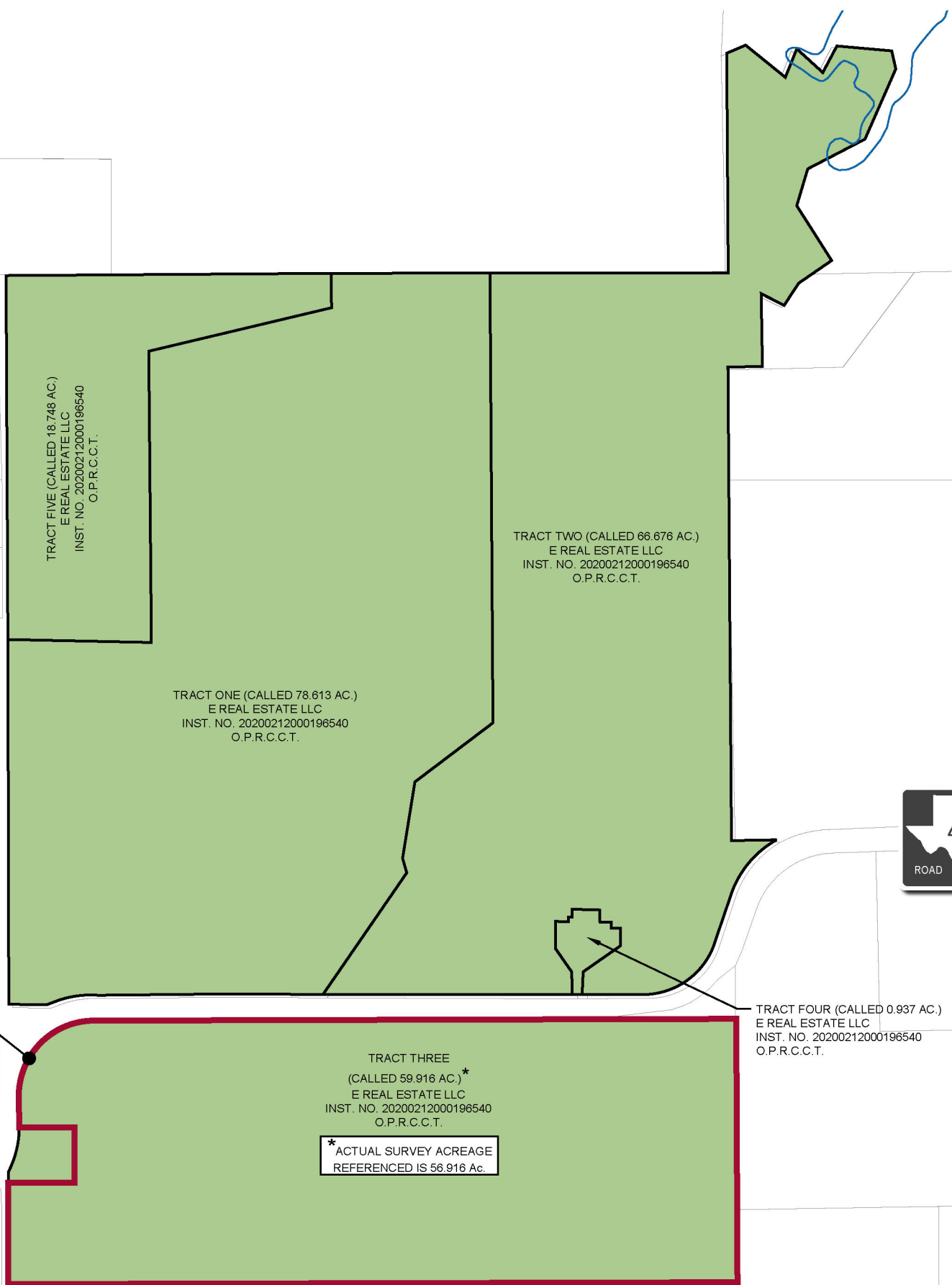
AREA TO BE DECERTIFIED  
(±55.88 Ac.)

COUNTY ROAD 101

CR 98



DETAILED MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52530



TRACT FIVE (CALLED 18.748 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT TWO (CALLED 66.676 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT ONE (CALLED 78.613 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

TRACT FOUR (CALLED 0.937 AC.)  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

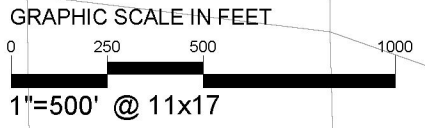
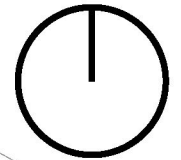
TRACT THREE  
(CALLED 59.916 AC.)\*  
E REAL ESTATE LLC  
INST. NO. 20200212000196540  
O.P.R.C.C.T.

\*ACTUAL SURVEY ACREAGE  
REFERENCED IS 56.916 Ac.

AREA TO BE DECERTIFIED  
(±55.88 Ac.)

COUNTY ROAD 101

CR 98



DETAILED MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52530