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A PROFESSIONAL CORPORATION

NATALIE SCOTT
DIRECTOR

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

September 08, 2021

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

Via Electronic Filing

Re: New PUC Docket; *Petition by E Real Estate, LLC for Expedited Release from Water CCN No. 10150 Held by Marilee Special Utility District in Collin County*

Dear Sir or Madam:

Enclosed for filing in the above-referenced matter please find a Petition by E Real Estate, LLC for Expedited Release Pursuant to Texas Water Code Section 13.2541.

Very truly yours,



Natalie B. Scott

NBS:mzp
Enclosures

Cc (w/encl.):
Marilee Special Utility District
Attn.: Donna Loiselle, General Manager
2300 West Pecan Street
Celina, Texas 75009

Via Certified Mail, Return Receipt Requested
No. 7020 1810 0002 0061 7779

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746
PHONE: (512) 469-7987 FAX: (512) 469-9408
COATSROSE.COM

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS | CINCINNATI
000001.000001\4828-8975-3849.v1

PUC DOCKET NO. _____

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	§	OF TEXAS

PETITION BY E REAL ESTATE, LLC FOR EXPEDITED RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541 (TRACT 5)

TO THE PUBLIC UTILITY COMMISSION OF TEXAS:

E Real Estate, LLC, (“Petitioner”) files its 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 thereof 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. 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 60th day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).


II. REQUEST FOR EXPEDITED RELEASE

Petitioner owns approximately 55.88 acres of contiguous property (tract 5) in Collin County (the "Property"). The Property is within the boundaries of water CCN No. 10150, held by Marilee SUD. The Property does not receive service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit "A." This property is located in Collin County, Texas. Exhibits "B-1 and B-2" attached to this Petition are true and correct copies of a general location map and a detailed map of the tract. Petitioner is owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit C-1.

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 is entirely within Collin County. Under Section 13.2541, the PUC should grant this Petition no later than the 60th 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,

By: **COATS | ROSE**

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
E REAL ESTATE, LLC

CERTIFICATE OF SERVICE

I hereby certify that on this 8th day of September, 2021, a true and correct copy of the Petition by E Real Estate, LLC for Expedited Release Pursuant to Texas Water Code Section 13.254.1 was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Marilee Special Utility District
Attn.: Donna Loiselle, General Manager
2300 West Pecan Street
Celina, Texas 75009

Via Certified Mail, RRR



Natalie B. Scott

EXHIBIT "A"

Affidavit of Gregg Allen

PUC DOCKET NO. _____

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	§	OF TEXAS

**AFFIDAVIT OF GREGG ALLEN IN SUPPORT OF PETITION FOR EXPEDITED
RELEASE FROM WATER CCN NO. 10150. HELD BY MARILEE SPECIAL UTILITY
DISTRICT PURSUANT, TEXAS WATER CODE SECTION 13.2541**

STATE OF TEXAS §
COUNTY OF DALLAS §

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

1. "My name is Gregg Allen. 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 President of E Management Corp., Manager for E Real Estate, LLC, the Petitioner in the above-captioned matter. Petitioner owns approximately 55.88 acres of land (the "Property"), which is located within the boundaries of Water CCN No. 10150 issued to Marilee Special Utility District ("Marilee SUD"). This property is located in Collin County, Texas. Exhibits "B-1 and B-2" attached to this Petition are true and correct copies of a general location map and a detailed map of the tract. Petitioner is owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit C-1.

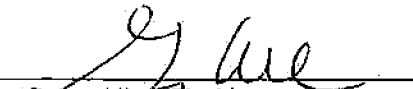
3. The Property is not receiving water or sewer service from Marilee SUD or any other water or sewer service provider. The Property has not requested water or sewer service from Marilee SUD or paid any fees or charges to initiate or maintain water or sewer service, and there are no billing records or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

4. I request that the Public Utility Commission of Texas release the Property from Water CCN No. 10150"

FURTHER AFFIANT SAYETH NOT.

E Real Estate, LLC

By: E Management Corp., its Manager

By: 
Gregg Allen, President

**SWORN TO AND SUBSCRIBED TO BEFORE ME by Gregg Allen on the 7th of
September, 2021.**

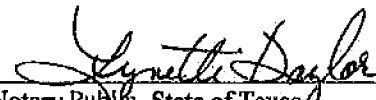
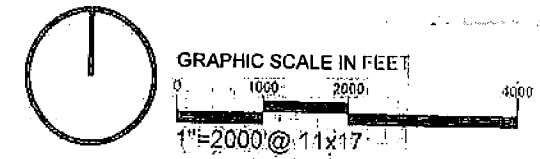
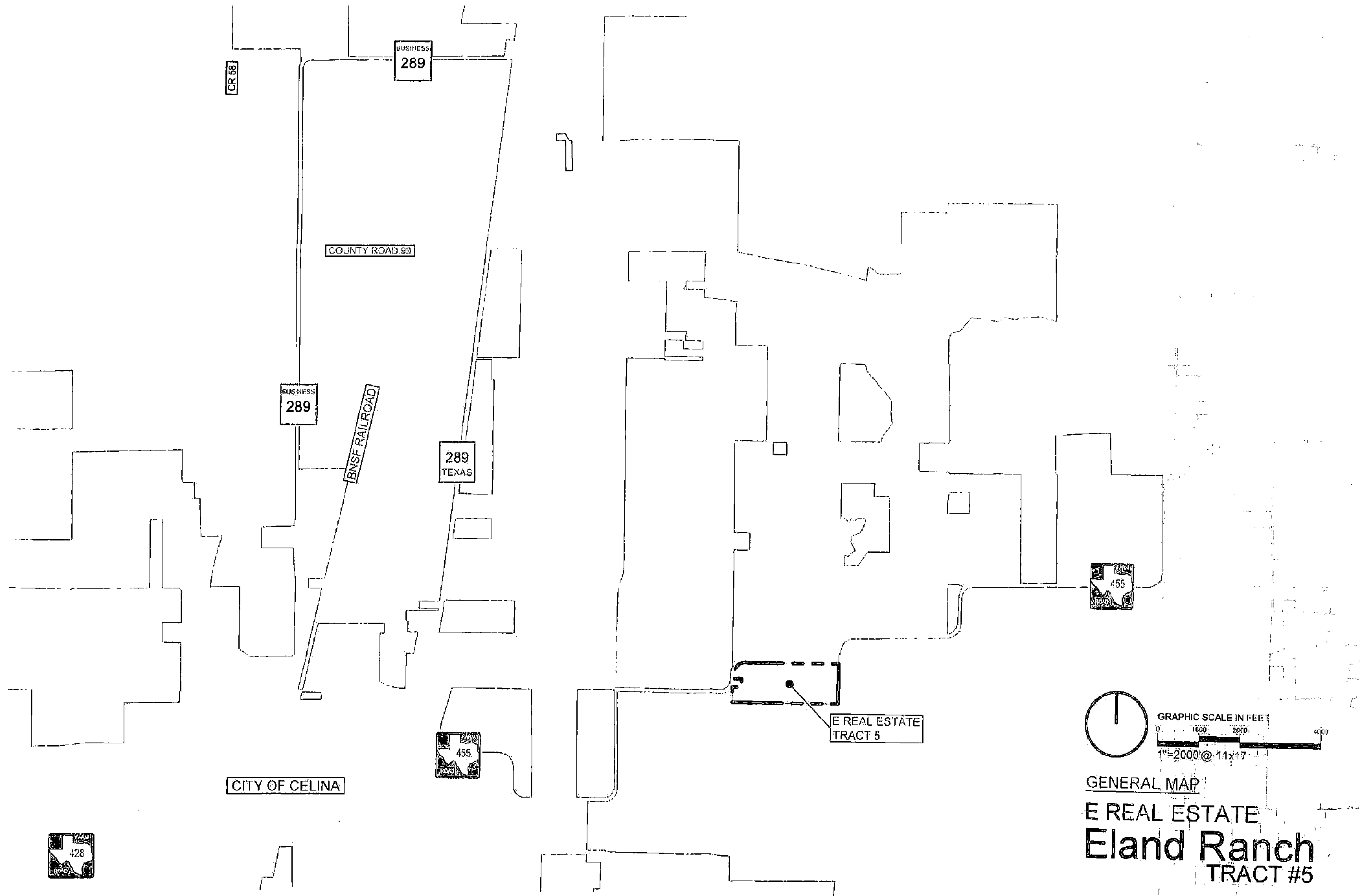

Notary Public, State of Texas

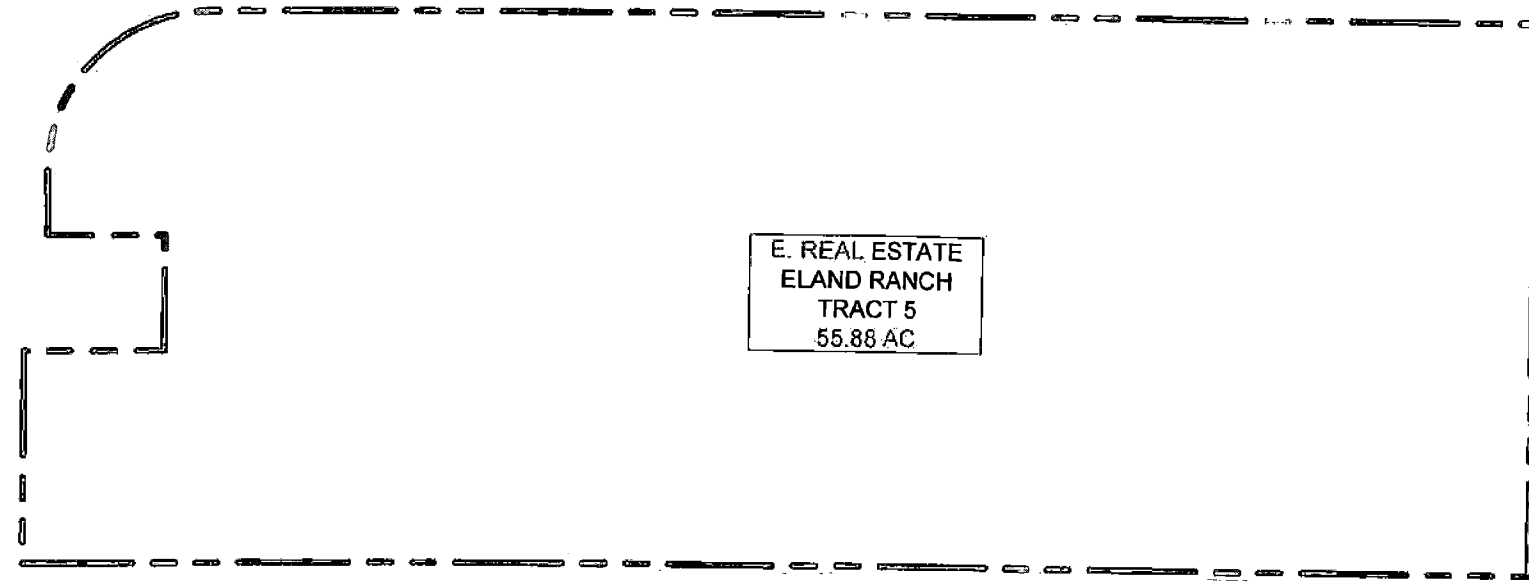
EXHIBIT "B-1"
General Location Map



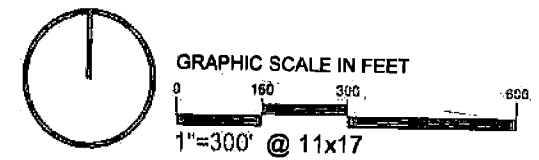
GENERAL MAP
 E REAL ESTATE
Eland Ranch
 TRACT #5

EXHIBIT “B-2”

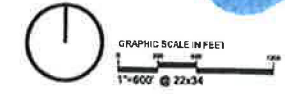
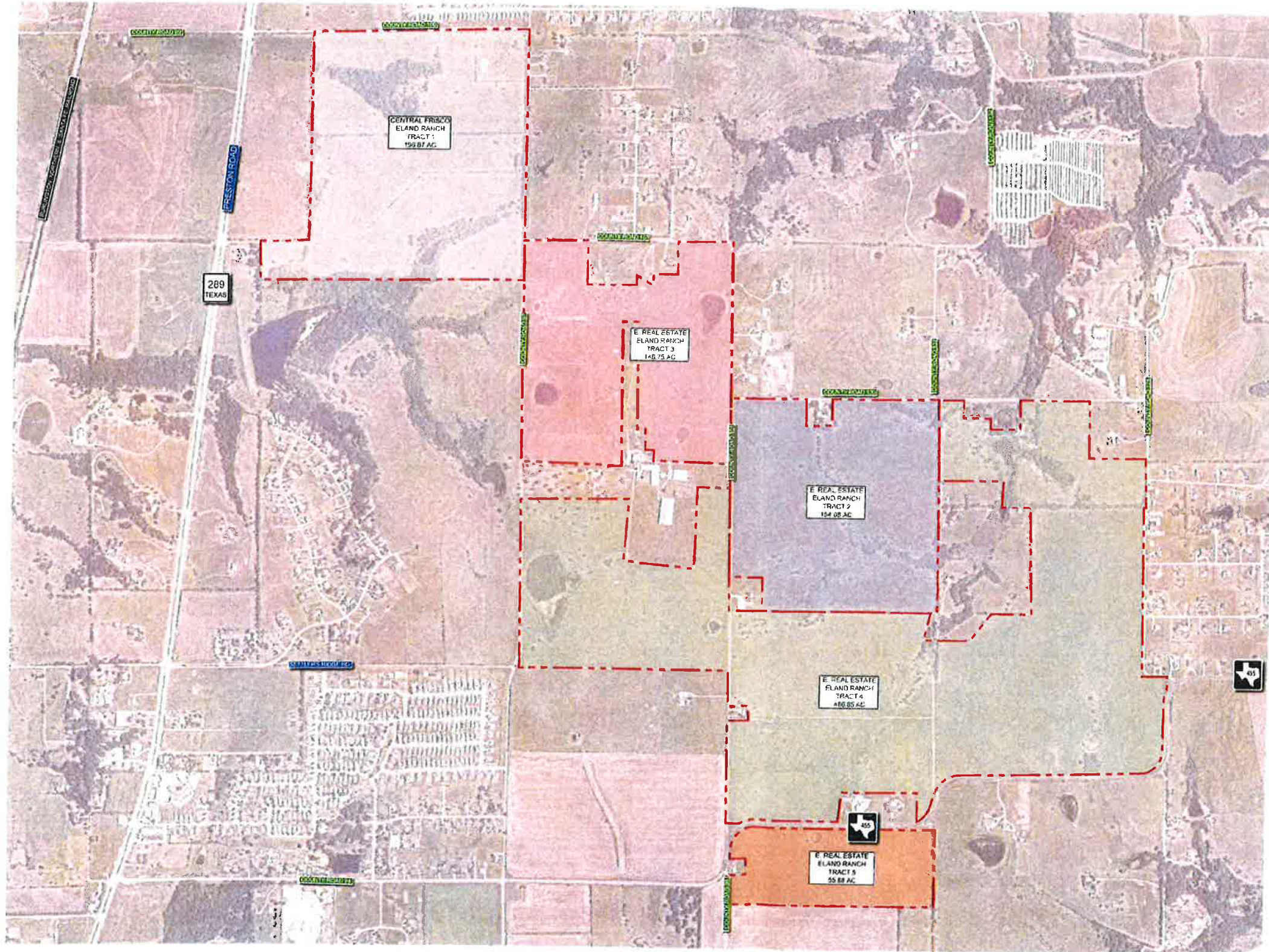
Detailed Map



COUNTY ROAD 98



DETAILED MAP
E REAL ESTATE
Eland Ranch
TRACT #5



- NOTES
1. THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 2. FLOOD PLAIN SHOWN IS SUBJECT TO CHANGE BASED ON A MORE REFINED FLOOD ZONING FLOOR PLAN ANALYSIS.
 3. AERIAL IMAGE BY REMOTEPIX.COM © 2021

CCN TRACTS EXHIBIT

Eland Ranch

Celina and Celina ETJ, Texas
August 2021

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
972-335-3550
State of Texas Registration No. F-828

ENG NAME
DATE PLOT

FILE: C:\GIS\PROJECTS\ELAND_RANCH\CCN_TRACTS_EXHIBIT\CCN_TRACTS_EXHIBIT_TERRAIN.DWG
1/24/21 10:50AM

BEING a tract of land situated in the Daniel Howell Survey, Abstract No. 394, City of Celina, Collin County, Texas, and being a portion of a called "Tract Three" (59.916 acres), conveyed to E Real Estate LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20200212000196540 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at southeast corner of said "Tract Three" (59.916 acres), same being the northeast corner of a called 85.04-acre tract of land, conveyed to Jane Willard, as evidenced in a General Warranty Deed, recorded in County Clerk's File No. 96-0039930 of the Land Records of Collin County, Texas;

THENCE South 89°51'15" West, along the southerly line of said "Tract Three" (59.916 acres) and the northerly line of said 85.04-acre tract, a distance of 2639.07 feet to the southwest corner of said "Tract Three" (59.916 acres), same being on the easterly line of a called "First Tract", conveyed to Jane Willard, as evidenced in a Warranty Deed, recorded in Volume 3368, Page 434 of the Land Records of Collin County, Texas, same also being in County Road No. 98, a public use right of way, no record found;

THENCE North 00°04'01" West, along the westerly line of said "Tract Three" (59.916 acres), the easterly line of said "First Tract" and along said County Road No. 98, a distance of 367.34 feet to a corner

THENCE North 89°55'59" East, departing the westerly line of said "Tract Three" (59.916 acres), the easterly line of said "First Tract" and said County Road No. 98, crossing said "Tract Three" (59.916 acres), a distance of 240.03 feet to a point for corner;

THENCE North 00°04'01" West, continuing across said "Tract Three" (59.916 acres), a distance of 200.03 feet to a point for corner;

THENCE South 89°55'59" West, continuing across said "Tract Three" (59.916 acres), a distance of 200.12 feet to a point on the southerly right of way line of F. M. 455 (a called 90-foot wide right of way), and being at the beginning of a non-tangent curve to the having a central angle of 01°22'06", a radius of 361.04 feet, a chord bearing and distance of North 00°19'14" West, 8.62 feet;

THENCE in a northeasterly direction, along the common line of said "Tract Three" (59.916 acres) and said southerly right of way line of F. M. 455, with said curve to the left, an arc distance of 8.62 feet to a point for corner;

THENCE North 00°50'48" West, continuing along the common line of said "Tract Three" (59.916 acres) and said southerly right of way line of F. M. 455, a distance of 92.33 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 92°19'04", a radius of 273.31 feet, a chord bearing and distance of North 43°41'38" East, 394.26 feet;

THENCE in a northeasterly direction, continuing along the common line of said "Tract Three" (59.916 acres) and said southerly right of way line of F. M. 455, with said curve to the right, an arc distance of 440.37 feet to a point for corner;

THENCE North 89°50'27" East, continuing along the common line of said "Tract Three" (59.916 acres) and said southerly right of way line of F. M. 455 for part of the way, then departing said southerly right of way line and continuing along the northerly line of said "Tract Three" (59.916 acres), a distance of 2324.45 feet to the northeast corner of said "Tract Three" (59.916 acres);

THENCE South 00°15'57" East, along the easterly line of said "Tract Three" (59.916 acres), a distance of 953.17 feet to the **POINT OF BEGINNING** and containing 55.88 acres of land, more or less.

EXHIBIT "C-1"
Special Warranty Deed
(Collins 222 acre tract)



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.,



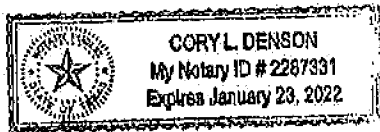
Gregg Allen, President

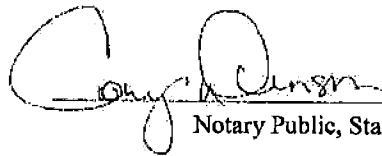
ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged before me on January 21, 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 Klingsmith 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 Klingsmith 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 a 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 NPCELLA
20200212000196540



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