



## Filing Receipt

**Received - 2022-02-18 12:42:56 PM**

**Control Number - 52531**

**ItemNumber - 15**

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

**PETITIONER'S SUPPLEMENT TO ITS FIRST AMENDED PETITION AND  
RESPONSE TO ORDER NO. 5**

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

E Real Estate, LLC, ("Petitioner") files this Supplement to its First Amended Petition (the "Supplement") in response to Order No. 5 to clarify Overall Property acreage of 919.221 acres as follows:

Exhibit "A" to the Supplement reflects removal of 5.02 acres (the "Director Lots") from the 924.232 acres identified in the Amended Petition. The Director Lots are removed from the deeds in Exhibit C-1 to the Amended Petition.

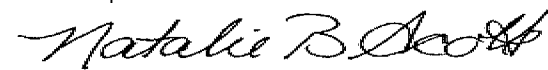
For further clarification of its acreage calculations, Petitioner requests acknowledgement of the acreage error for the Tract 3 Deed attached as Exhibit C-2 to the Amended Petition. A typographical error referenced 59.916 acres in Tract 3, but the correct acreage is **56.916** acres, which was used in total acreage calculations.

Additionally, please find a General and Detailed Map attached as Exhibits "B" and "C." Petitioner will also refile additional digital shapefiles separately in this matter

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  
E REAL ESTATE, LLC**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 18<sup>th</sup> day of February, 2022, a true and correct copy of this document was served on all parties of record in this proceeding by electronic mail and by filing on the PUC Interchange System.

**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:**

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



Natalie B. Scott

Exhibit “A”  
Director Lots Deeds

**SPECIAL WARRANTY DEED WITH VENDOR'S LIEN**  
(Celina Municipal Management District No. 2 – Directors' Lot)

THE STATE OF TEXAS                   §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN                 §

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THAT Eland Energy, Inc., a Texas corporation ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does grant, sell and convey unto Mindy L. Koehne, Trustee ("Grantee"), whose address 14755 Preston Road, Suite 600, Dallas, Texas 75254, the tract of real property located in Collin County, Texas, and as described in Exhibit "A," attached hereto and made a part hereof for all purposes.

All or a portion of the consideration was advanced by Grantor, which amount constitutes all or a portion of the proceeds of a loan from Grantor to Grantee evidenced by those five (5) certain promissory notes of even date herewith executed by Grantee, described as follows: Promissory Note No. 1, Promissory Note No. 2, Promissory Note No. 3, Promissory Note No. 4, and Promissory Note No. 5 (collectively referred to herein as the "Notes"). Each of the Notes is secured by the lien created by a Deed of Trust of even date herewith, executed by Grantee in favor of Timothy G. Green, Trustee, for the benefit of Grantor, each Deed of Trust covering a separate undivided 20% interest in the premises hereby conveyed (as detailed further in such Deeds of Trust).

This Deed and conveyance is expressly made subject to all liens, encumbrances, conditions and other exceptions appearing of record in the office of the County Clerk of Collin County, Texas, and applicable to such property.

TO HAVE AND TO HOLD the above-described Property, together with all and singular the rights and appurtenances thereto in any way belonging unto the Grantee, his successors and assigns, forever; and Grantor does hereby bind itself, and its successors and assigns, to Warrant and Forever Defend all and singular the Property unto the said Grantee, his successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

But it is expressly agreed that the Vendor's Lien and Superior Title is retained against the property until the Notes corresponding to the applicable undivided 20% interest and all interest thereon are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute as to such property.

EXECUTED to be effective as of the 4th day of September, 2019.

GRANTOR:

ELAND ENERGY, Inc.,  
a Texas corporation

By: 

Robin D. McGuire

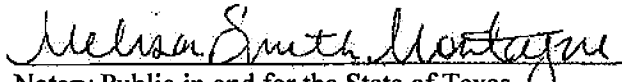
Vice President – Land and General Counsel

THE STATE OF TEXAS

§  
§  
§

COUNTY OF COLLIN

This instrument was acknowledged before me on the 4th day of September, 2019, by Robin D. McGuire, Vice President – Land and General Counsel of Eland Energy, Inc., a Texas corporation, on behalf of said entity.

  
Notary Public in and for the State of Texas

(NOTARY SEAL)

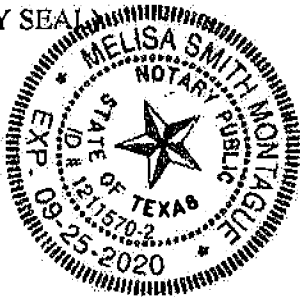


EXHIBIT "A"

Celina Municipal Management District No. 2  
Director's Lot

**BEING** a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, City of Celina, Collin County, Texas, and being a portion of a called 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recorded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bound as follows:

**COMMENCING** at the northerly, northeast corner of said 62.434-acre tract and the northwest corner of a tract of land conveyed to Porfirio Paulino, et ux, as evidenced in a Deed, recorded in Volume 5674, Page 3250 of the Land Records of Collin County, Texas, same also being in the approximate center of County Road No. 130, an apparent public road, no record found;

**THENCE** South 89°53'46" West, along the northerly line of said 62.434-acre tract and said County Road No. 130, a distance of 871.13 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 00°06'14" East, departing the north line of said 62.434-acre tract and said County Road No. 130, crossing said 62.434-acre tract a distance of 366.70 feet to a point for corner;

**THENCE** South 89°53'46" West, continuing across said 62.434-acre tract, a distance of 382.73 feet to a point for corner;

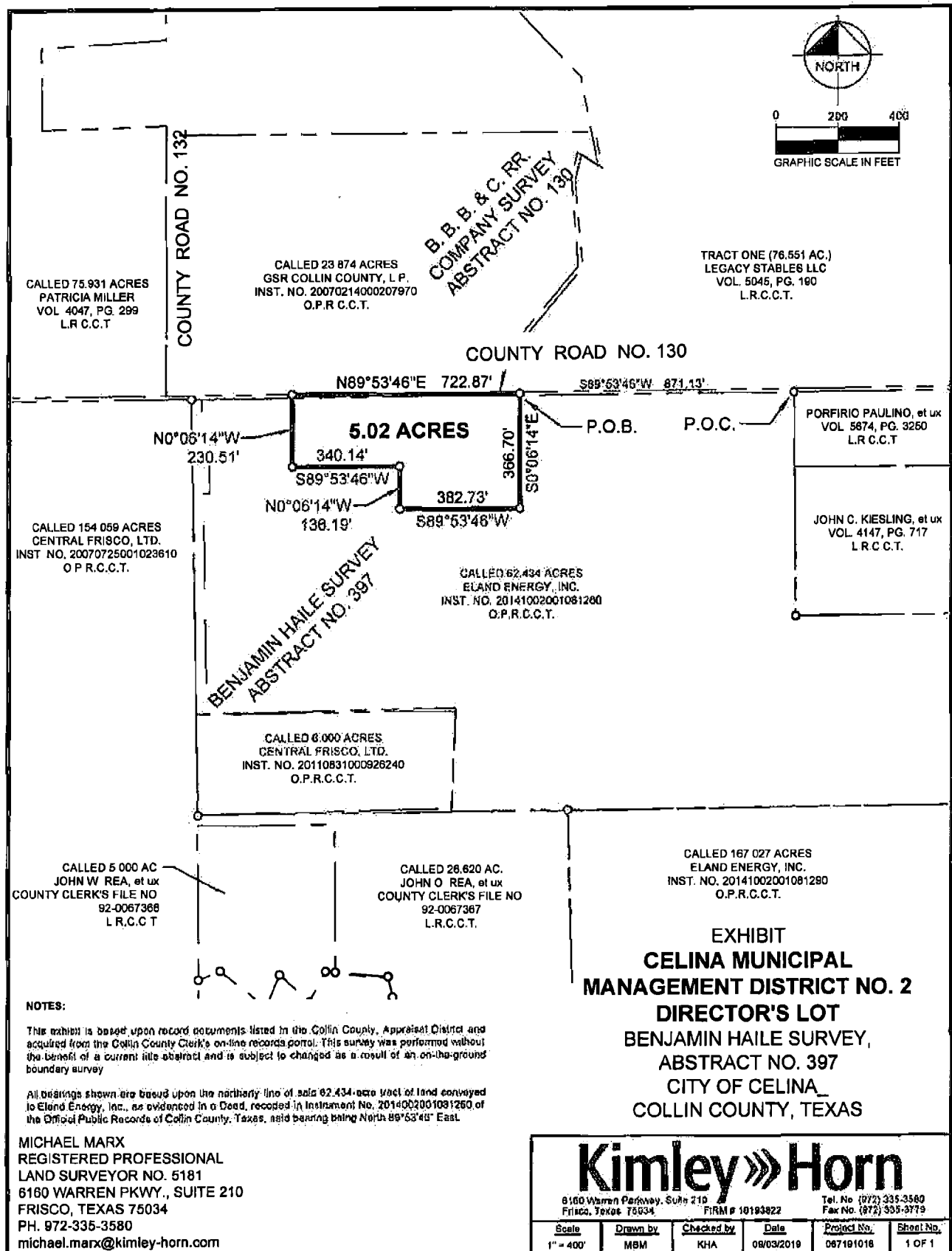
**THENCE** North 00°06'14" West, continuing across said 62.434-acre tract, a distance of 136.19 feet to a point for corner;

**THENCE** South 89°53'46" West, continuing across said 62.434-acre tract, a distance of 340.14 feet to a point for corner;

**THENCE** North 00°06'14" West, continuing across said 62.434-acre tract, a distance of 230.51 feet to a point for corner in the approximate center of aforesaid County Road No. 130, and being on the northerly line of said 62.434-acre tract;

**THENCE** North 89°53'46" East, along the northerly line of said 62.434-acre tract and said County Road No. 130, a distance of 722.87 feet to the **POINT OF BEGINNING** and containing 5.02 acres of land, more or less.

Bearings based upon the northerly line of said 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recorded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, said bearing being North 89°53'46" East.



MARX, MICHAEL 9/3/2019 3:13 PM K:\FR\SURVEY\007191018-ELAND CELINA\DWG\067191018 ELAND CELINA DIRECTOR'S LOT.DWG



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
09/09/2019 02:59:49 PM  
\$38.00 KBATES  
20190909001106320

*Stacey Kemp*



SPECIAL WARRANTY DEED  
Celina Municipal Management District No. 2 - Directors Lot  
(Undivided 20% Interest No. 2)

THE STATE OF TEXAS           §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF COLLIN         §

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THAT Timothy G. Green, Trustee ("Grantor"), having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash in hand paid by Allen D. Farris, out of his sole and separate property, having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254 ("Grantee"), the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does hereby grant, sell and convey unto Grantee, as her sole and separate property, an undivided 20% interest in the real property located in Collin County, Texas described in Exhibit "A" attached hereto.

This Deed and conveyance is expressly made subject to all liens, encumbrances, conditions and other exceptions appearing of record in the office of the County Clerk of Collin County, Texas and applicable to such property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in any way belonging unto the Grantee, his heirs and assigns, forever; and Grantor does hereby bind himself and his successors to Warrant and Forever Defend all and singular the above-described premises unto the said Grantee, his heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED to be effective as of September 4<sup>th</sup> 2019.

GRANTOR:

Mindy L. Koehne

Mindy L. Koehne, Trustee

THE STATE OF TEXAS

§

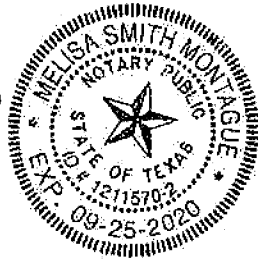
§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on the 4<sup>th</sup> day of September, 2019 by Mindy L. Koehne, Trustee, in the capacity therein stated.

(SEAL)



Melisa Smith Montague  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

**BEING** a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, City of Celina, Collin County, Texas, and being a portion of a called 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recorded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bound as follows:

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**THENCE** South 89°53'46" West, along the northerly line of said 62.434-acre tract and said County Road No. 130, a distance of 871.13 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 00°06'14" East, departing the north line of said 62.434-acre tract and said County Road No. 130, crossing said 62.434-acre tract a distance of 366.70 feet to a point for corner;

**THENCE** South 89°53'46" West, continuing across said 62.434-acre tract, a distance of 382.73 feet to a point for corner;

**THENCE** North 00°06'14" West, continuing across said 62.434-acre tract, a distance of 136.19 feet to a point for corner;

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Bearings based upon the northerly line of said 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recorded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, said bearing being North 89°53'46" East.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/03/2019 01:41:01 PM  
\$38.00 DFOSTER  
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*Stacey Kemp*

CORRECTED SPECIAL WARRANTY DEED  
Celina Municipal Management District No. 2 – Directors Lot  
(Undivided 20% Interest No. 2)

THE STATE OF TEXAS           §  
  §     KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF COLLIN         §

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THAT Mindy L. Koehne, Trustee ("Grantor"), having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash in hand paid by Allen D. Farris, out of his sole and separate property, having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254 ("Grantee"), the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does hereby grant, sell and convey unto Grantee, as her sole and separate property, an undivided 20% interest in the real property located in Collin County, Texas described in Exhibit "A" attached hereto.

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EXECUTED to be effective as of September 4 2019.

GRANTOR:

Mindy L. Koehne  
Mindy L. Koehne, Trustee

THE STATE OF TEXAS

§

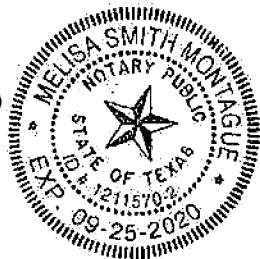
COUNTY OF DALLAS

§

§

This instrument was acknowledged before me on the 4th day of September, 2019 by Mindy L. Koehne, Trustee, in the capacity therein stated.

(SEAL)



Melissa Smith Montague  
Notary Public in and for the State of Texas

**EXHIBIT "A"**

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Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
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\$34.00 TBARNETT  
20191104001395360

*Stacey Kemp*

**SPECIAL WARRANTY DEED**  
Celina Municipal Management District No. 2 – Directors Lot  
(Undivided 20% Interest No. 3)

THE STATE OF TEXAS                   §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
COUNTY OF COLLIN                 §

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THAT Mindy L. Koehne, Trustee ("Grantor"), having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration cash in hand paid by Robin D. McGuire, out of his sole and separate property, having an address of 14755 Preston Road, Suite 600, Dallas, Texas 75254 ("Grantee"), the receipt of which is hereby acknowledged, has granted, sold and conveyed, and by these presents does hereby grant, sell and convey unto Grantee, as his sole and separate property, an undivided 20% interest in the real property located in Collin County, Texas described in Exhibit "A" attached hereto.

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EXECUTED to be effective as of September 4, 2019.

GRANTOR:

Mindy L. Koehne  
Mindy L. Koehne, Trustee

THE STATE OF TEXAS

§

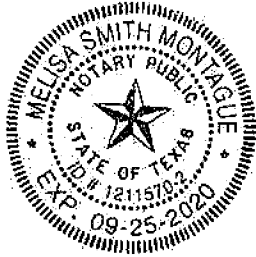
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(SEAL)



Melisa Smith Montague  
Notary Public in and for the State of Texas

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Collin County, TEXAS  
10/03/2019 01:41:01 PM  
\$38.00 DEOSTER  
20191003001239460

*Stacey Kemp*

SPECIAL WARRANTY DEED  
Celina Municipal Management District No. 2 – Directors Lot  
(Undivided 20% Interest No. 4)

THE STATE OF TEXAS           §  
  §       KNOW ALL PERSONS BY THESE PRESENTS:  
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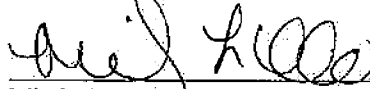
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GRANTOR:



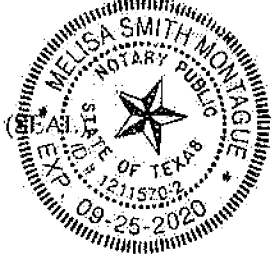
Mindy L. Koehne, Trustee

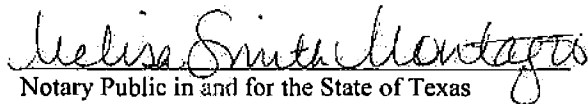
THE STATE OF TEXAS

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COUNTY OF DALLAS

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Notary Public in and for the State of Texas

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**BEING** a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, City of Celina, Collin County, Texas, and being a portion of a called 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recoded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bound as follows:

**COMMENCING** at the northerly, northeast corner of said 62.434-acre tract and the northwest corner of a tract of land conveyed to Porfirio Paulino, et ux, as evidenced in a Deed, recorded in Volume 5674, Page 3250 of the Land Records of Collin County, Texas, same also being in the approximate center of County Road No. 130, an apparent public road, no record found;

**THENCE** South 89°53'46" West, along the northerly line of said 62.434-acre tract and said County Road No. 130, a distance of 871.13 feet to the **POINT OF BEGINNING** of the herein described tract;

**THENCE** South 00°06'14" East, departing the north line of said 62.434-acre tract and said County Road No. 130, crossing said 62.434-acre tract a distance of 366.70 feet to a point for corner;

**THENCE** South 89°53'46" West, continuing across said 62.434-acre tract, a distance of 382.73 feet to a point for corner;

**THENCE** North 00°06'14" West, continuing across said 62.434-acre tract, a distance of 136.19 feet to a point for corner;

**THENCE** South 89°53'46" West, continuing across said 62.434-acre tract, a distance of 340.14 feet to a point for corner;

**THENCE** North 00°06'14" West, continuing across said 62.434-acre tract, a distance of 230.51 feet to a point for corner in the approximate center of aforesaid County Road No. 130, and being on the northerly line of said 62.434-acre tract;

**THENCE** North 89°53'46" East, along the northerly line of said 62.434-acre tract and said County Road No. 130, a distance of 722.87 feet to the **POINT OF BEGINNING** and containing 5.02 acres of land, more or less.

Bearings based upon the northerly line of said 62.434-acre tract of land conveyed to Eland Energy, Inc., as evidenced in a Deed, recoded in Instrument No. 2014002001081260 of the Official Public Records of Collin County, Texas, said bearing being North 89°53'46" East.

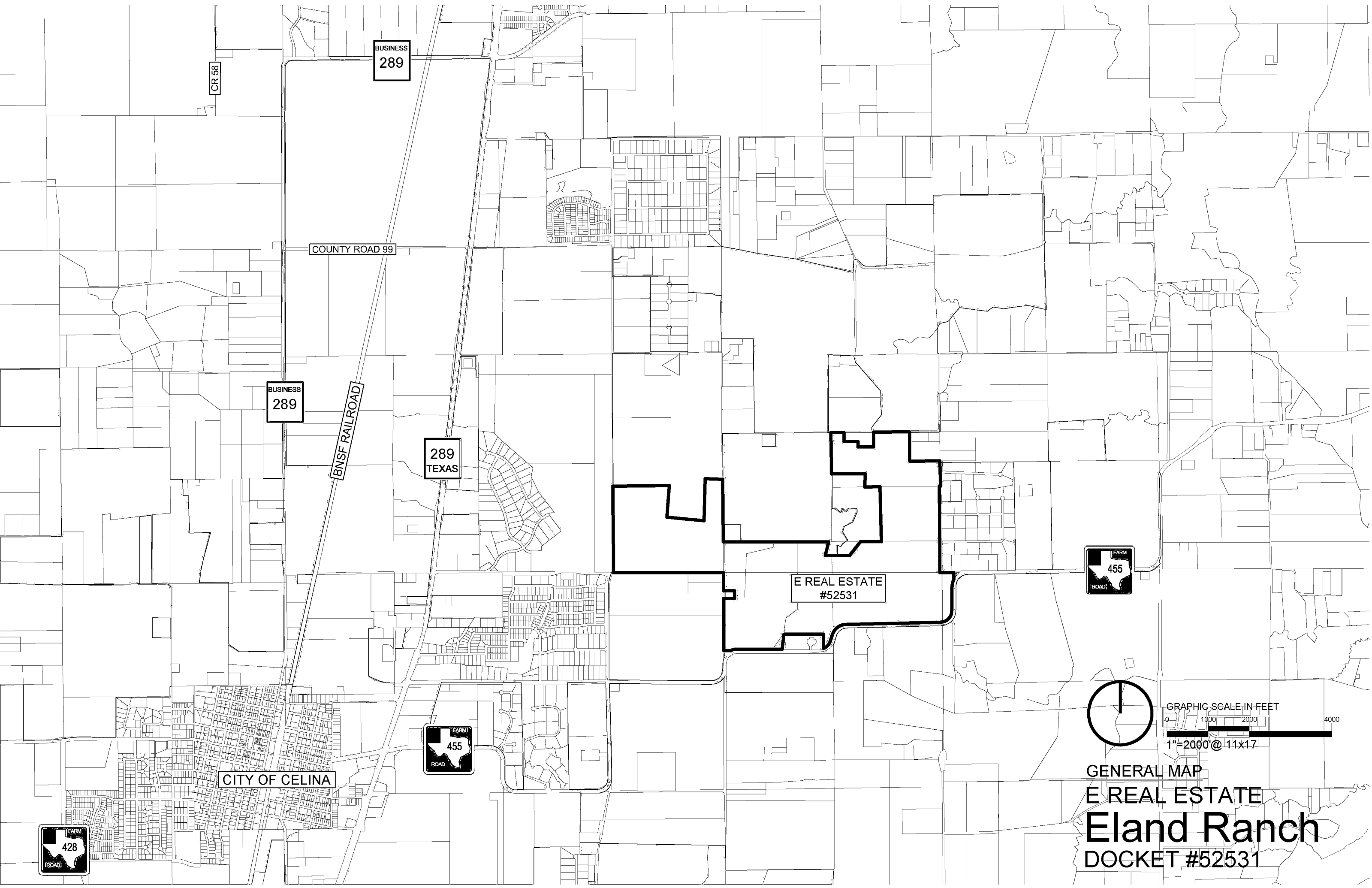


Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
10/03/2019 01:41:01 PM  
\$38.00 DFOSTER  
20191003001239470

*Stacey Kemp*

Exhibit “B”  
General Location Map





CR 58

BUSINESS  
289

COUNTY ROAD 99

BUSINESS  
289

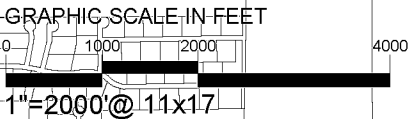
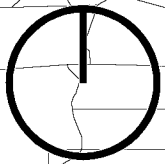
BNSF RAILROAD

289  
TEXAS

E REAL ESTATE  
#52531

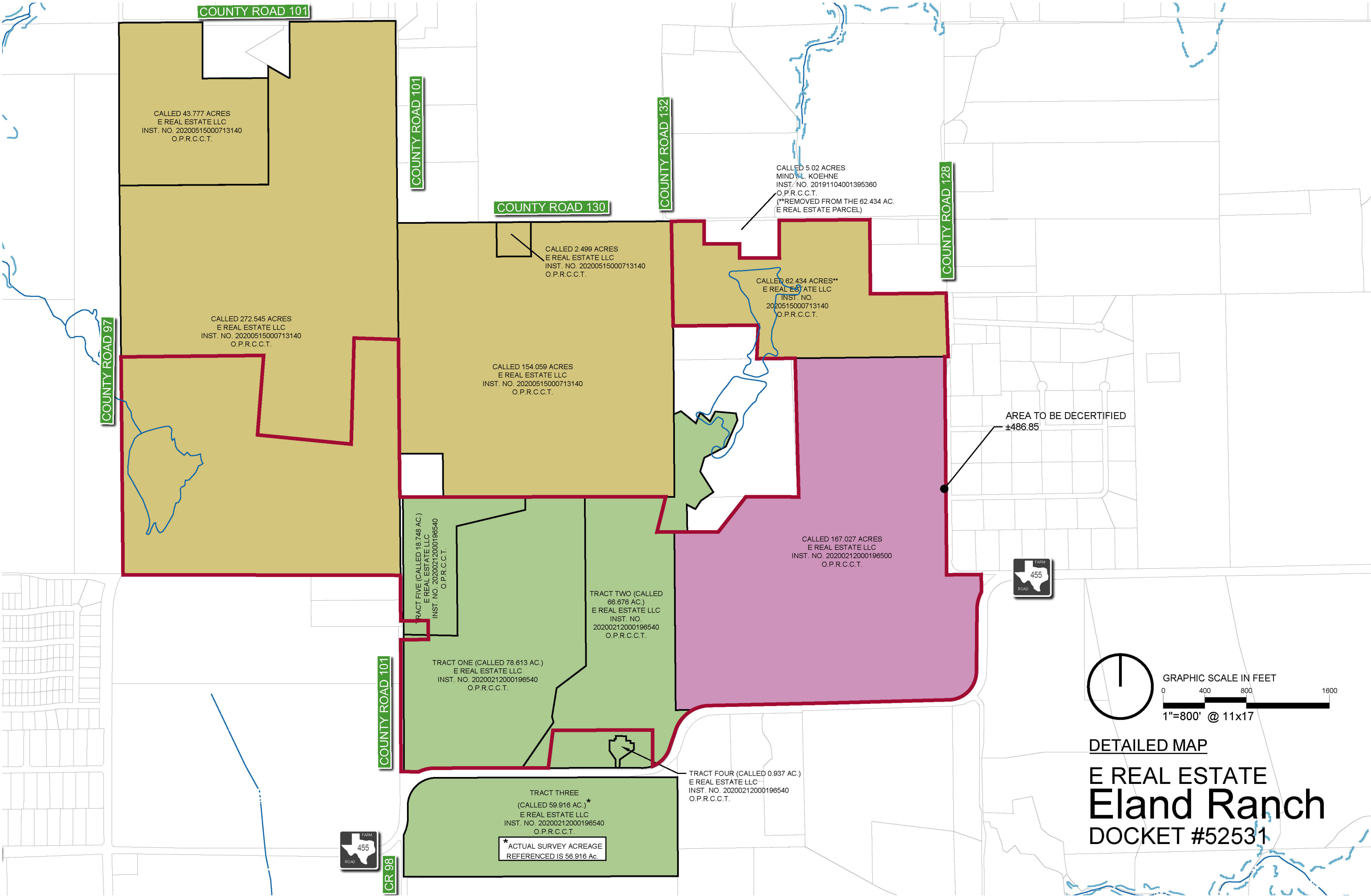


CITY OF CELINA



GENERAL MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

Exhibit “C”  
Detailed Location Map



CALLLED 43.777 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 272.545 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 154.059 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 2.499 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200515000713140  
O.P.R.C.C.T.

CALLLED 5.02 ACRES  
MINDY L. KOEHNE  
INST. NO. 20191104001395360  
O.P.R.C.C.T.  
(\*\*REMOVED FROM THE 62.434 AC.  
E REAL ESTATE PARCEL)

CALLLED 62.434 ACRES\*\*  
E REAL ESTATE LLC  
INST. NO.  
2020515000713140  
O.P.R.C.C.T.

CALLLED 167.027 ACRES  
E REAL ESTATE LLC  
INST. NO. 20200212000196500  
O.P.R.C.C.T.

AREA TO BE DECERTIFIED  
±486.85

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

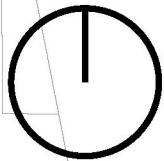
TRACT TWO (CALLLED  
66.676 AC.)  
E REAL ESTATE LLC  
INST. NO.  
20200212000196540  
O.P.R.C.C.T.

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

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

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

\* ACTUAL SURVEY ACREAGE  
REFERENCED IS 56.916 Ac.



GRAPHIC SCALE IN FEET  
0 400 800 1600  
1"=800' @ 11x17

DETAILED MAP

E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

## DESCRIPTION OF DOCKET NUMBER 52531

**BEING** a tract of land situated in the Daniel Howell Survey, Abstract No. 394, Mary Howell Survey, Abstract No. 396 Benjamin Haile Survey, Abstract No. 397, Martha Herron Survey, Abstract No. 415 and the Isaac Walker Survey, Abstract No. 1056, City of Celina, Collin County, Texas, and being a portion of a called 272.545-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, portion of a called "Tract One" (78.613 acres), a portion of a called "Tract Two" (66.676 acres), and apportion of a called "Tract Five" (18.748 acres), conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200212000196540 of the Official Public Records of Collin County, Texas, all of a called 57.414-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, and a portion of a called 167.027-acre tract of land, conveyed to E Real Estate LLC, as evidenced in a General Warranty Deed, recorded in Instrument No. 20200212000196500 of the Official Public Records of Collin County, Texas, all of a called 30-foot wide street easement located along the westerly side of said "Tract One", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067344 of the Land Records of Collin County, Texas, all of a called 30-foot wide street easement located along the westerly side of said "Tract Five", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067345 of the Land Records of Collin County, Texas, more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of aforesaid "Tract Five" (18.748 acres), same being on the easterly line of aforesaid 242.545-acre tract, same also being in County Road No. 101 as depicted in said 30-foot wide street easement located along the westerly side of said "Tract Five", conveyed to County, of Collin, Texas, recorded in County Clerk's File No. 96-0067345;

**THENCE** North 89°58'09" East, departing the easterly line of said 272.545-acre tract and said County Road 101, along the northerly line of said "Tract Five" (18.748 acres), the northerly line of aforesaid "Tract One" (78.613 acres), the northerly line of aforesaid "Tract Two" (66.676 acre), passing the southerly, southwest corner of a called 154.059-acre tract, as described in a deed to E Real Estate LLC as recorded in Instrument No. 20200515000713140 of the Official Public Records of Collin County, Texas, continuing along the southerly line of said 154.059-acre tract, a distance of 2559.31 feet to a point for corner

**THENCE** South 13°53'43" West, departing the northerly line of said "Tract Two" (66.676 acre) the southerly line of said 154.059-acre tract, crossing said "Tract Two" (66.676 acre), a distance of 349.62 feet to a point for corner;

**THENCE** North 89°52'35" East, continuing across said "Tract Two" (66.676 acre), a distance of 291.93 feet to the northwest corner of aforesaid 167.027-acre tract, same being the southwest corner of a called 26.620-acre tract of land, conveyed to John O. Rea and wife, Patricia O. Rea, as evidenced in a General Warranty Deed, recorded in County Clerk's File No. 92-0067367 of the Land Records of Collin County, Texas;

**THENCE** North 89°52'35" East, along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 297.86 feet to a point for corner;

**THENCE** North 38°07'37" East, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 430.66 feet to a point for corner;

**THENCE** South 89°49'39" East, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 508.88 feet to the southeast corner of said 26.620-acre tract;

**THENCE** North 01°29'15" West, continuing along the common line of said 167.027-acre tract and said 26.620-acre tract, a distance of 1335.38 feet to the northerly, northwest corner of said 167.027-acre tract and the northeast corner of said 26.620-acre tract, same being on the southerly line of aforesaid 57.414-acre tract;

**THENCE** South 89°21'14" West, along the southerly line of said 57.414-acre tract and the northerly line of said 26.620-acre tract, a distance of 369.43 feet to the southerly, southwest corner of said 26.620-acre tract, same being the southeast corner of a called 6.000-acre tract of land, conveyed to Central Frisco, Ltd., as evidenced in a General Warranty Deed, recorded in Instrument No. 20110831000926240 of the Official Public Records of Collin County, Texas;

**THENCE** North 02°26'25" East, along a westerly line of said 57.414-acre tract and the easterly line of said 6.000-acre tract, a distance of 323.28 feet to the northeast corner of said 6.000-acre tract;

**THENCE** South 89°28'44" West, along a southerly line of said 57.414-acre tract and the northerly line of said 6.000-acre tract, a distance of 819.08 feet to the westerly, southwest corner of said 57.414-acre tract and the northwest corner of said 6.000-acre tract, same being on the easterly line of aforesaid 154.059-acre tract;

**THENCE** North 00°56'35" West, along the westerly line of said 57.414-acre tract and the easterly line of said 154.059-acre tract, a distance of 1007.29 feet to the northwest corner of said 62.434-acre tract, same being in aforesaid County Road No. 130;

**THENCE** North 89°30'30" East, along the northerly line of said 57.414-acre tract and continuing generally along said County Road No. 130, a distance of 315.83 feet to the northwest corner of a called 5.02-acre tract of land described in a deed to Mindy L. Koehne, Trustee, as recorded in Instrument No. 20190909001106320 of the Official Public Records of Collin County, Texas;

**THENCE** South 00°29'19" East, departing said County Road No. 130 and along a westerly line of said 5.02-acre tract, a distance of 230.47 feet to the westerly, southwest corner of said 5.02-acre tract;

**THENCE** North 89°30'41" East, along a southerly line of said 5.02-acre tract, a distance of 340.14 feet to a point for corner;

**THENCE** South 00°29'19" East, along a westerly line of said 5.02-acre tract, a distance of 136.19 feet to the southerly, southwest corner of said 5.02-acre tract;

**THENCE** North 89°30'41" East, along the southerly line of said 5.02-acre tract, a distance of 382.73 feet to the southeast corner of said 5.02-acre tract;

**THENCE** North 00°29'19" West, along the easterly line of said 5.02-acre tract, a distance of 366.70 feet to the northeast corner of said 5.02-acre tract, same being on the northerly line of said 57.414-acre tract and in said County Road No. 130;

**THENCE** North 89°30'30" East, along the northerly line of said 57.414-acre tract and continuing generally along said County Road No. 130, a distance of 871.13 feet to the northernmost, northeast corner of said 62.434-acre tract, same being the northwest corner of a tract of land, conveyed to Porfirio Paulino and wife, Ojilvoa Paulino, as evidenced in a General Warranty Deed, recorded in Volume 5674, Page 3250 of the Land Records of Collin County, Texas;

**THENCE** South 00°29'02" East, departing said County Road No. 130, along an easterly line of said 62.434-acre tract, the westerly line of said Paulino tract and the westerly line of a tract of land, conveyed to John C. Kiesling and wife, Rhonda Kiesling, as evidenced in a Warranty Deed, recorded in Volume 4147, Page 717 of the Land Records of Collin County, Texas, a distance of 714.20 feet to the southwest corner of said Kiesling tract;

**THENCE** North 89°33'17" East, along the southernmost, northerly line of said 62.434-acre tract and the southerly line of said Kiesling tract, a distance of 728.71 feet to the easternmost, northeast corner of said 62.434-acre tract, same being in County Road No. 128, a public use right of way, no record found;

**THENCE** South 02°01'47" East, along the easterly line of said 62.434-acre tract and along said County Road No. 128, a distance of 46.49 feet to a corner;

**THENCE** South 01°52'14" East, continuing along the easterly line of said 62.434-acre tract and said County Road No. 128, a distance of 563.63 feet to the southeast corner of said 62.434-acre tract;

**THENCE** South 89°21'14" West, along the southerly line of said 62.434-acre tract, a distance of 32.93 feet to the northeast corner of aforesaid 167.027-acre Eland Energy, In., tract;

**THENCE** South 00°30'22" East, along the easterly line of said 167.027-acre tract and generally along said County Road No. 128, a distance of 2101.08 feet to an inner ell corner of said 167.027-acre tract, same being the southwest corner of Highpoint Estates, an addition to the City of Celina, Texas, according to the Final Plat, recorded in Volume M, Page 116 of the Plat Records of Collin County, Texas;

**THENCE** North 89°26'58" East, along a northerly line of said 167.027-acre tract, the southerly line of said Highpoint Estates and continuing along said County Road No. 128, a distance of 333.00 feet to the easternmost, northeast corner of said 167.027-acre tract;

**THENCE** South 00°23'39" East, along the easterly line of said 167.027-acre tract, a distance of 169.03 feet to a point for corner on the northerly right of way line of F. M. 455, a 90-foot wide right of way, and being at the beginning of a non-tangent curve to the left having a central angle of 27°43'02", a radius of 363.30 feet, a chord bearing and distance of South 14°01'49" West, 174.04 feet;

**THENCE** in a westerly direction, along the northerly right of way line of said F. M. 455, the following:

In a southwesterly direction, with said curve to the left, an arc distance of 175.75 feet to a point for corner;

South 00°32'21" West, a distance of 591.57 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 87°01'35", a radius of 273.22 feet, a chord bearing and distance of South 42°31'58" West, 376.23 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 414.99 feet to a point for corner;

South 88°29'55" West, a distance of 1164.55 feet to a point for corner;

South 88°45'21" West, a distance of 1131.56 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 76°02'01", a radius of 351.63 feet, a chord bearing and distance of South 54°15'27" West, 433.14 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 466.63 feet to a point for corner;

South 18°49'52" West, a distance of 159.42 feet to a point at the beginning of a non-tangent curve to the right having a central angle of 53°01'37", a radius of 273.31 feet, a chord bearing and distance of South 42°36'49" West, 244.02 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 252.95 feet to a point for corner;

**THENCE** North 00°06'15" West, departing the northerly right of way line of said F. M. 455, crossing aforesaid "Tract Two" (66.676 acres), a distance of 347.37 feet to a point for corner;

**THENCE** South 89°53'45" West, continuing across said "Tract Two" (66.676 acres), a distance of 958.12 feet to a point for corner;

**THENCE** South 07°01'26" West, continuing across said "Tract Two" (66.676 acres), a distance of 366.48 feet to a point for corner on the northerly right of way line of said F. M. 455;

**THENCE** in a westerly direction, along the northerly right of way line of said F. M. 455, the following:

South 89°55'20" West, a distance of 252.94 feet to a point for corner;

North 89°13'55" West, a distance of 122.55 feet to a point for corner;

North 89°57'19" West, a distance of 317.33 feet to a point for corner;

South 89°24'08" West, a distance of 372.54 feet to a point at the beginning of a non-tangent curve to the left having a central angle of 29°39'45", a radius of 363.31 feet, a chord bearing and distance of South 79°25'30" West, 185.99 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 188.09 feet to a point for corner;

**THENCE** North 89°24'11" West, continuing along the northerly right of way line of said F. M. 455 and along the southerly line of aforesaid "Tract One" (78.613-acres), a distance of 170.41 feet to a point for corner on the easterly line of a called "Second Tract", conveyed to Jane Willard, as evidenced in aforesaid Warranty Deed, recorded in Volume 3368, Page 434, same also being aforesaid County Road No. 101;

**THENCE** North 00°03'05" West, departing the northerly right of way line of said F. M. 455, along the easterly line of said "Second Tract", the easterly line of a called 66.68-acre tract, conveyed to Jane C. Willard, as evidenced in a Special Warranty Deed, recorded in County Clerk's File No. 93-0007503 of the Land Records of Collin County, Texas, the westerly line of aforesaid 30' Street Easement to Collin County, Texas, recorded in County Clerk's File No. 96-0067344, and generally along said County Road No. 101, a distance of 1270.27 feet to a point for corner;

**THENCE** North 89°39'11" East, departing said County Road No. 101, crossing said "Tract One" (78.613-acres), a distance of 265.19 feet to a point for corner;

**THENCE** North 00°20'49" West, continuing across "Tract One" (78.613-acres) for part of the way, crossing the common line of said Tract One" (78.613-acres) and aforesaid "Tract Five" (18.748 acres), continuing across said "Tract Five" (18.748 acres), a distance of 181.35 feet to a point for corner;

**THENCE** South 89°39'11" West, continuing across said "Tract Five" (18.748 acres), a distance of 265.18 feet to a point for corner on the westerly line of aforesaid 30' Street Easement to Collin County, Texas, recorded in County Clerk's File No. 96-0067344, in said County Road No. 101;

**THENCE** North 00°27'17" West, continuing along the easterly line of said 66.68-acre tract, the easterly line of a called 5.000-acre tract of land, conveyed to Brian Wayne Boyd, as evidenced in a General Warranty Deed, recorded in Instrument No. 20140205000108240, the easterly line of a called 5.000-acre tract of land, conveyed to Brian Wayne Boyd, as evidenced in a General Warranty Deed, recorded in Instrument No. 20140428000404190, both of the Official Public Records of Collin County, Texas, along the westerly line of said 30' Street Easement, recorded in County Clerk's File No. 96-0067345, and generally along said County Road No. 101, a distance of 438.30 feet to the southeast corner of aforesaid 272.545-acre, E Real Estate LLC, tract;

**THENCE** North 89°53'04" West, departing said County Road No. 101, along the northerly line of said 5.000-acre Brian Wayne Boyd tract, recorded in Instrument No. 20140428000404190, the northerly line of aforesaid 66.68-acre, Jane C. Willard tract and the southerly line of said 272.545-acre tract, a distance of 2669.41 feet to the southwest corner of said 272.545-acre tract, same being the southeast corner of aforesaid 450.71-acre, Central Frisco, Ltd., tract, same being in aforesaid County Road No. 97;

**THENCE** North 00°31'33" West, along the westerly line of said 272.545-acre tract, the easterly line of aforesaid 450.71-acre tract and generally along said County Road No. 97, a distance of 2097.59 feet to a point for corner;

**THENCE** North 89°24'25" East, departing said County Road No. 97, the westerly line of said 272.545-acre tract, the easterly line of aforesaid 450.71-acre tract and crossing said 272.545-acre tract, a distance of 1373.19 feet to a point for corner;



**THENCE** South 04°26'17" West, continuing across said 272.545-acre tract, a distance of 767.48 feet to a point for corner;

**THENCE** South 84°22'35" East, continuing across said 272.545-acre tract, a distance of 906.37 feet to a point for corner;

**THENCE** North 01°33'19" East, continuing across said 272.545-acre tract, a distance of 1021.45 feet to a point for corner;

**THENCE** South 88°05'51" East, continuing across said 272.545-acre tract, a distance of 427.08 feet to a point for corner on the easterly line of said 272.545-acre tract, same being on the westerly line of aforesaid 154.059-acre tract;

**THENCE** South 00°31'02" East, along the easterly line of said 272.545-acre tract, along the westerly line of said 154.059-acre tract and along said County Road 101, a distance of 1098.38 feet to the westerly, southwest corner of said 154.059-acre tract;

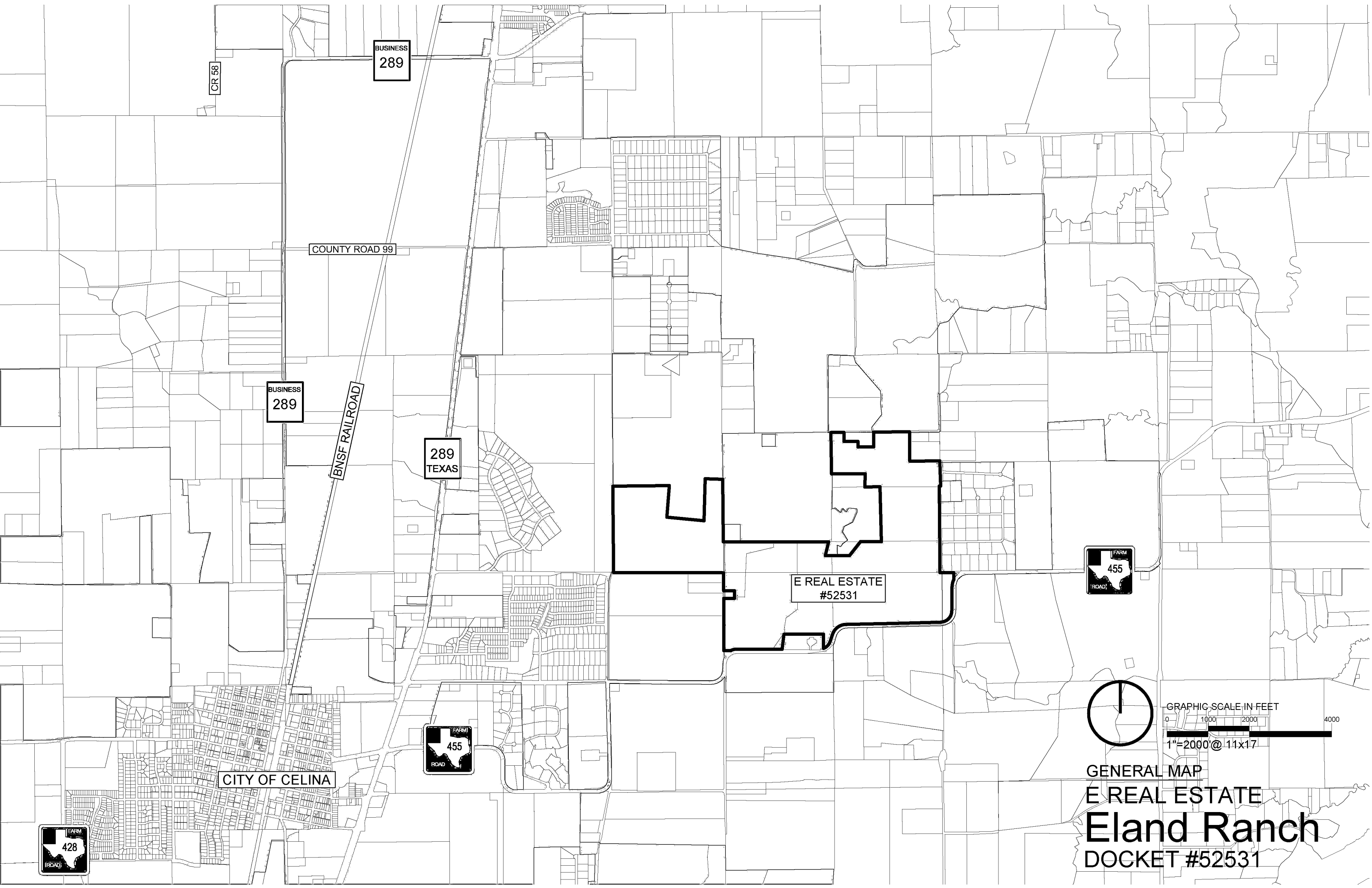
**THENCE** South 00°31'00" East, continuing along the easterly line of said 272.545-acre tract and said County Road 101, a distance of 417.42 feet to the **POINT OF BEGINNING** and containing 486.85 acres of land, more or less.

This document was prepared under 22 TAC §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Michael B. Marx  
Registered Professional Land Surveyor No. 5181  
Kimley-Horn and Associates, Inc.  
6160 Warren Pkwy., Suite 210  
Frisco, Texas 75034  
Ph. 972-335-3580  
michael.marx@kimley-horn.com





CR 58

BUSINESS  
289

COUNTY ROAD 99

BUSINESS  
289

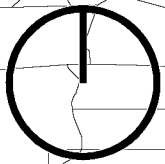
BNSF RAILROAD

289  
TEXAS

E REAL ESTATE  
#52531

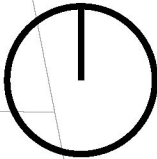
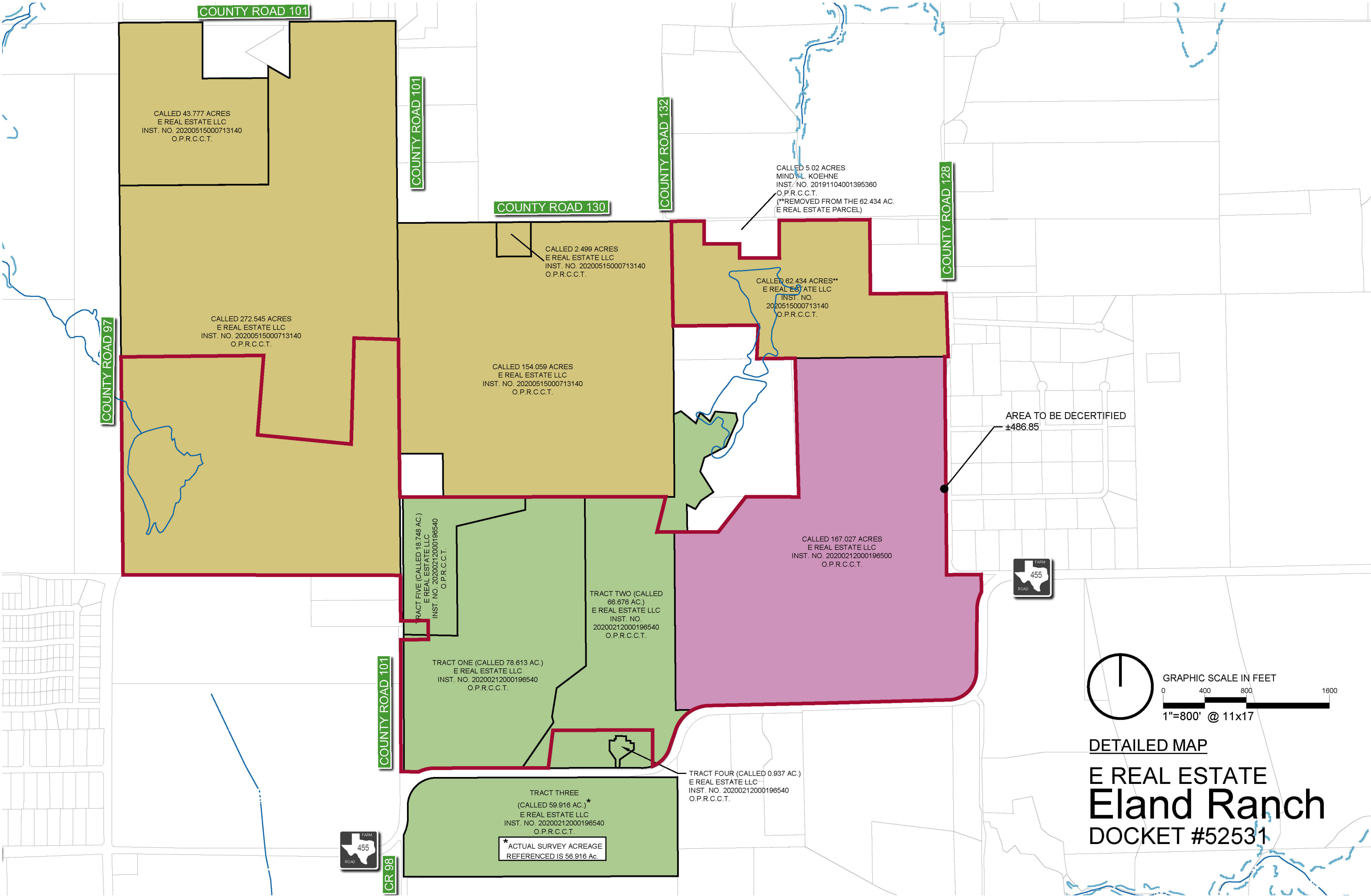


CITY OF CELINA



GRAPHIC SCALE IN FEET  
0 1000 2000 4000  
1"=2000' @ 11x17

GENERAL MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531



GRAPHIC SCALE IN FEET  
0 400 800 1600  
1"=800' @ 11x17

DETAILED MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52531

The following files are not convertible:

Eland\_Ranch-52531.cpg  
Eland\_Ranch-52531.dbf  
Eland\_Ranch-52531.idx  
Eland\_Ranch-52531.prj  
Eland\_Ranch-52531.shp  
Eland\_Ranch-52531.shx  
52531-Deed.cpg  
52531-Deed.dbf  
52531-Deed.idx  
52531-Deed.prj  
52531-Deed.shp  
52531-Deed.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.