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November 04, 2021

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

Via Electronic Filing

Re: PUC Docket No. 52531; *Petition by E Real Estate, LLC for Expedited Release Pursuant to Texas Water Code Section 13.2541*; Public Utility Commission of Texas (Tract 4)

Dear Sir or Madam:

Petitioner files the attached updated high-resolution and/or full-sized maps and legal description, as well as the corresponding digital data (polygon shapefiles) to cure its mapping deficiencies in the referenced docket, as follows:

1. General Location Map;
2. Detailed Map; and
3. Legal Description.

Please do not hesitate to contact me should you need anything further.

Very truly yours,



Natalie B. Scott

Cc (w/encl.):

Attorneys for Marilee Special Utility District:

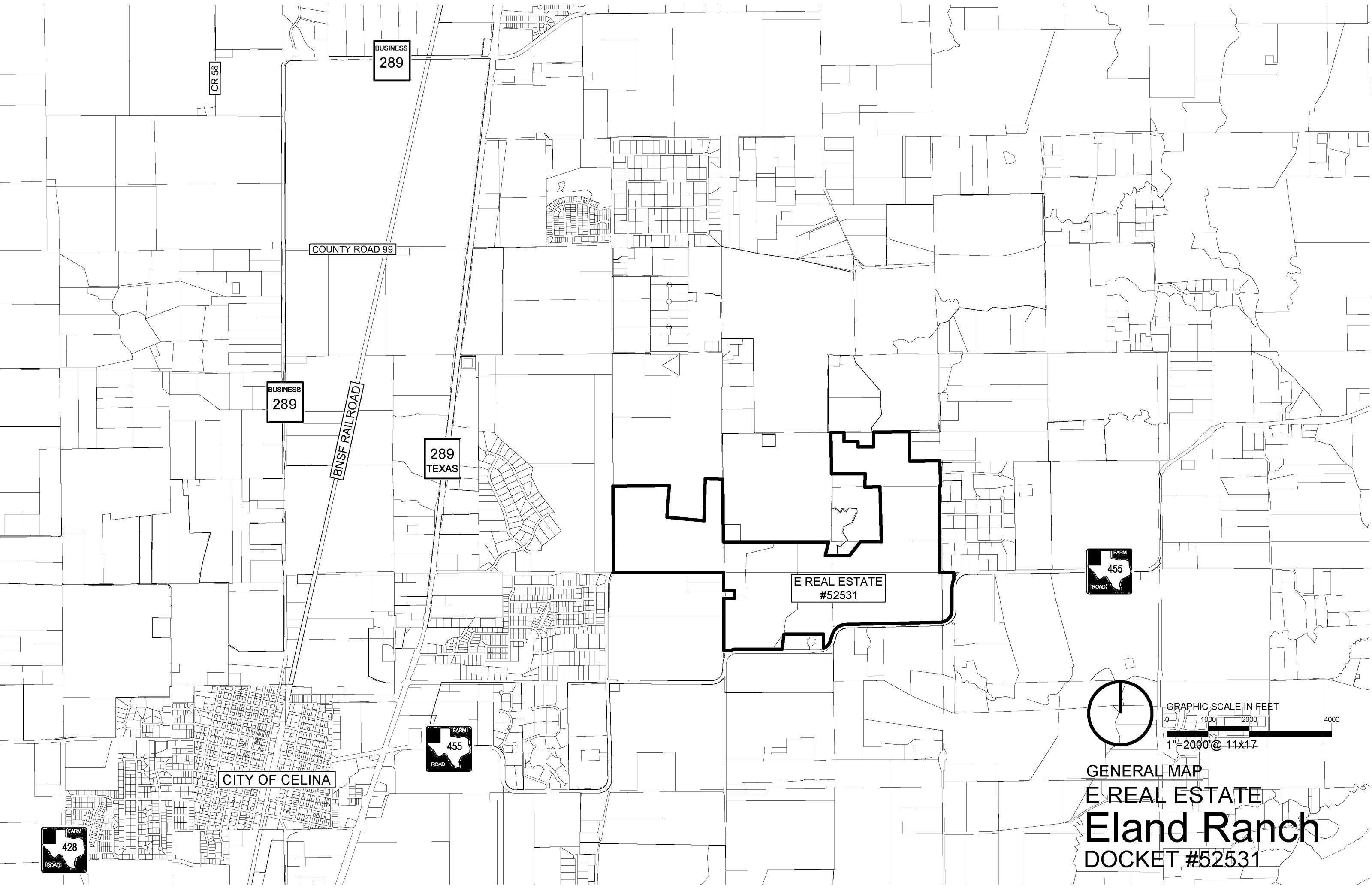
John J. Carlton - Email: john@carltonlawaustin.com

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

Attorney for Commission Staff:

Phillip Lehmann – Email: Phillip.lehmann@puc.texas.gov

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CITY OF CELINA

BUSINESS
289

COUNTY ROAD 99

CR 58

BUSINESS
289

BNSF RAILROAD

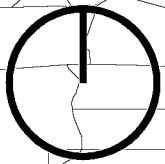
289
TEXAS

E REAL ESTATE
#52531

FARM
455
ROAD

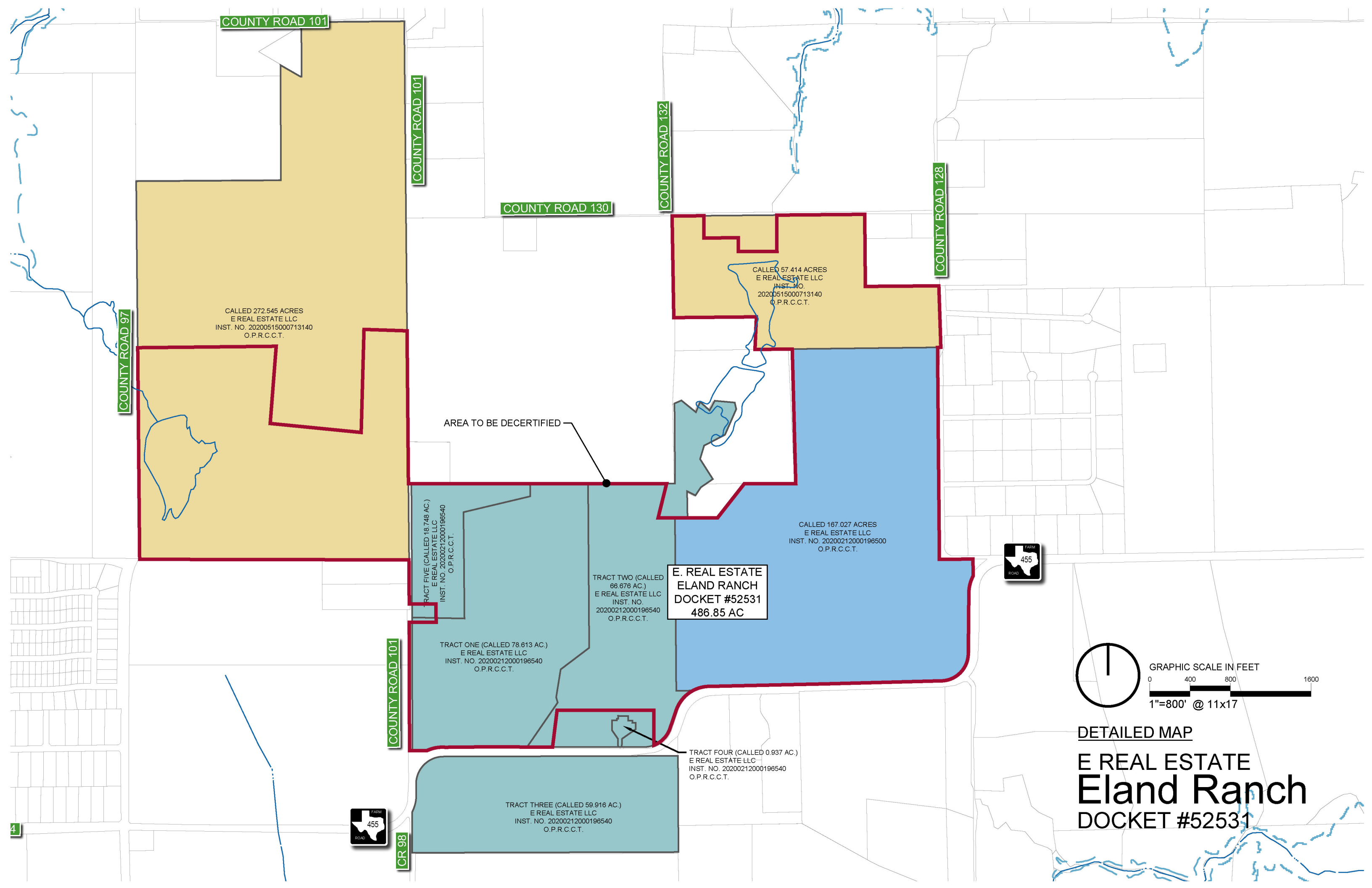
FARM
455
ROAD

FARM
428
ROAD



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

GENERAL MAP
E REAL ESTATE
Eland Ranch
DOCKET #52531



COUNTY ROAD 101

COUNTY ROAD 101

COUNTY ROAD 130

COUNTY ROAD 132

COUNTY ROAD 128

COUNTY ROAD 97

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

CALLED 57.414 ACRES
E REAL ESTATE LLC
INST. NO.
20200515000713140
O.P.R.C.C.T.

AREA TO BE DECERTIFIED

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.

E. REAL ESTATE
ELAND RANCH
DOCKET #52531
486.85 AC

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

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

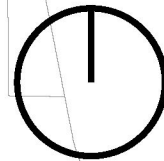
COUNTY ROAD 101



CR 98

TRACT THREE (CALLED 59.916 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.



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
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The following files are not convertible:

52531-Deed.cpg
52531-Deed.dbf
52531-Deed.idx
52531-Deed.prj
52531-Deed.shp
52531-Deed.shx
Eland_Ranch-52531.cpg
Eland_Ranch-52531.dbf
Eland_Ranch-52531.idx
Eland_Ranch-52531.prj
Eland_Ranch-52531.shp
Eland_Ranch-52531.shx

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

Contact centralrecords@puc.texas.gov if you have any questions.