



## Filing Receipt

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**Control Number - 52532**

**ItemNumber - 29**

PUC DOCKET NO. 52532

PETITION BY E REAL ESTATE, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE FROM	§	
WATER CCN NO. 10150	§	PUBLIC UTILITY COMMISSION
HELD BY MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY (TRACT 3)	§	OF TEXAS

**E REAL ESTATE, LLC'S RESPONSE TO ORDER NO. 9**

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

E Real Estate, LLC, Petitioner, files the attached revised maps and updated digital shapefiles in response to Order No. 9.

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

Respectfully submitted,

**COATS | ROSE**

By: \_\_\_\_\_



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**ATTORNEY FOR PETITIONER**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 28<sup>th</sup> day of April, 2022, a true and correct copy of the foregoing document was sent, via electronic mail to all parties of record, in accordance with the Order Suspending Rules, issued in Project No. 50664.

**Counsel for Marilee SUD:**

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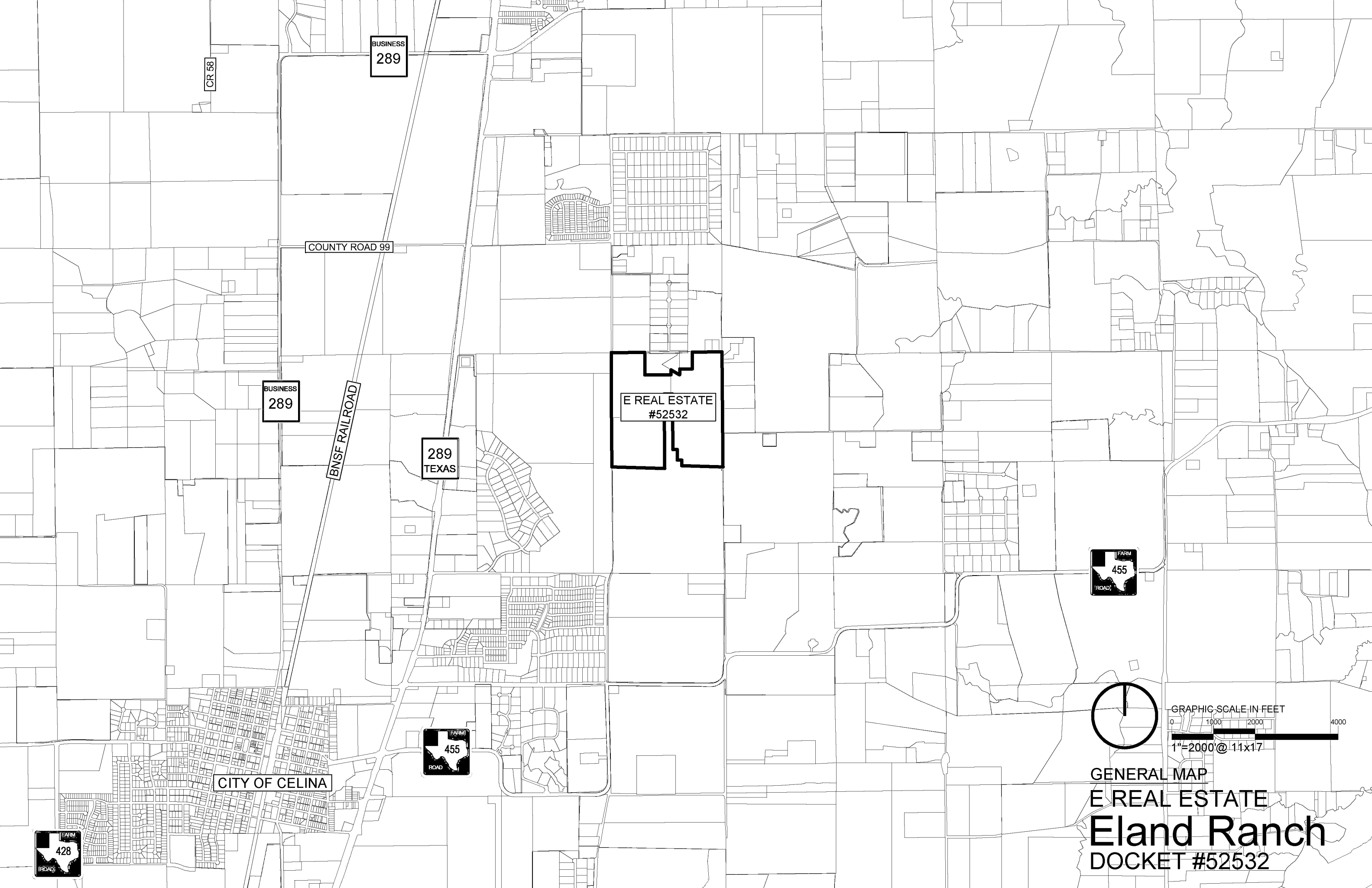
**Attorney for Commission Staff:**

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Natalie B. Scott



CR 58

BUSINESS  
289

COUNTY ROAD 99

BUSINESS  
289

BNSF RAILROAD

289  
TEXAS

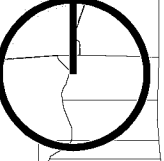
E REAL ESTATE  
#52532

FARM  
ROAD  
455

FARM  
ROAD  
455

CITY OF CELINA

FARM  
ROAD  
428



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

GENERAL MAP  
E REAL ESTATE  
**Eland Ranch**  
DOCKET #52532

AREA TO BE DECERTIFIED  
±146.75 Ac.

COUNTY ROAD 101

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

COUNTY ROAD 101

COUNTY ROAD 130

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

COUNTY ROAD 132

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)

COUNTY ROAD 128

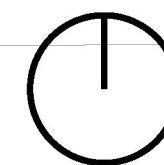
CALLLED 62.434 ACRES\*\*  
E REAL ESTATE LLC  
INST. NO.  
2020515000713140  
O.P.R.C.C.T.

COUNTY ROAD 97

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.

AD 101



GRAPHIC SCALE IN FEET

0 400 800 1600

1"=800' @ 11x17

DETAILED MAP



E REAL ESTATE  
**Eland Ranch**  
DOCKET #52532

## DESCRIPTION OF DOCKET NUMBER 52532

**BEING** a tract of land situated in the Martha Herron Survey, Abstract No. 415, City of Celina, Collin County, Texas, and being a portion of a called 43.777 acre tract of land and 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, more particularly described by metes and bounds as follows:

**BEGINNING** at the northwest corner of said 43.777 acre tract and the southwest corner of a called 40.11-acre tract of land, conveyed to N. E. Coit & CR 101, LP, as evidenced in a General Warranty Deed, recorded in Instrument No. 20081014001224170 of the Official Public Records of Collin County, Texas, same being the intersection of said County Road No. 97 with County Road No. 101, a public use right of way, no record found;

**THENCE** North 89°35'03" East, along the northerly line of said 43.777 acre tract, the southerly line of said 40.11-acre tract, and generally along said County Road No. 101, a distance of 402.01 feet to a corner;

**THENCE** North 89°36'37" East, continuing along the northerly line of said 43.777 acre tract, the southerly line of said 40.11-acre tract and said County Road No. 101, a distance of 401.65 feet to the northernmost, northeast corner of said "Tract A", same being the northwest corner of a called 7.498-acre tract of land, conveyed to Tom Harper, as evidenced in a General Warranty Deed, recorded in County Clerk's File No. 93-0036670 of the Land Records of Collin County, Texas;

**THENCE** South 00°07'56" East, departing said County Road No. 101, along the easterly line of said 43.777 acre tract and the westerly line of said 7.498-acre tract, a distance of 541.77 feet to the southwest corner of said 7.498-acre tract;

**THENCE** North 89°38'16" East, along a northerly line of said 43.777 acre tract and the southerly line of said 7.498-acre tract, a distance of 630.23 feet to the easternmost, northeast corner of said 43.777 acre tract and the southeast corner of said 7.498-acre tract, same being on a westerly line of aforesaid 272.545-acre, Eland Energy, Inc., tract;

**THENCE** North 00°01'23" West, along an easterly line of said 7.498-acre tract and the westerly line of said 272.545-acre tract, a distance of 116.61 feet to a corner on the southerly line of a called 2.661-acre tract of land, conveyed to Collin County, Texas, as evidenced in a General Warranty Deed, recorded in Volume 5309, Page 7316 of the Land Records of Collin County, Texas;

**THENCE** South 60°05'11" East, continuing along the westerly line of said 272.545-acre tract and along the southerly line of said 2.661-acre tract, a distance of 230.59 feet to a corner;

**THENCE** North 88°50'05" East, continuing along the westerly line of said 272.545-acre tract and along the southerly line of said 2.661-acre tract, a distance of 10.17 feet to the southeast corner of said 2.661-acre tract;

**THENCE** North 00°20'59" West, continuing along the westerly line of said 272.545-acre tract and along the easterly line of said 2.661-acre tract, a distance of 137.04 feet to a point for corner;

**THENCE** North 89°30'33" East, departing the westerly line of said 272.545-acre tract, the easterly line of said 2.661-acre tract, crossing said 272.545-acre tract, a distance of 305.92 feet to a point for corner;

**THENCE** North 0°29'27" West, continuing across said 272.545-acre tract, a distance of 402.69 feet to a point for corner on the northerly line of said 272.545-acre, same being on the occupied southerly line of aforesaid County Road No. 101;

**THENCE** North 89°30'33" East, along the northerly line of said 272.545-acre tract and along the southerly line of said County Road No. 101, a distance of 715.70 feet to the northeast corner of said 242.545-acre tract, same being on the westerly line of called Tracts 1, 2, and 3, conveyed to Joe E. Stalling and wife, Janice K. Stalling, as evidenced in a General Warranty Deed with Vendor's Lien, recorded in County Clerk's File No. 93-0075959 of the Land Records of Collin County, Texas; .

**THENCE** South 00°31'02" East, along the easterly line of said 272.545-acre tract, the westerly line of said Tracts 1, 2, and 3, the westerly line of a called 9.943-acre tract of land conveyed to Daniel DW Simons and Misty Simons, as evidenced in a General Warranty Deed, recorded in Instrument No. 20070816001143760 of the Official Public Records of Collin County, Texas, the westerly line of Tract 1 and Tract 2, conveyed to Michael M. Patterson and Charles Dawson, as evidenced in a General Warranty Deed, recorded in Instrument No. 20060630000904460 of the Official Public Records of Collin County, Texas, the westerly line of a called 10.692-acre tract of land, conveyed to John D. Dove, as evidenced in a General Warranty Deed, recorded in Volume 3981, Page 359 of the Land Records of Collin County, Texas, and generally along the centerline of said County Road No. 101, a distance of 1945.32 feet to the northwest corner of aforesaid 154.059-acre Central Frisco, Ltd., tract and the southwest corner of said 10.692-acre tract, same being the intersection of said County Road No. 101 with County Road No. 130, a public use right of way, no record found;

**THENCE** South 00°31'02" East, continuing 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 821.36 feet to a point for corner;

**THENCE** North 88°21'14" West, departing the easterly line of said 272.545-acre tract, the westerly line of said 154.059-acre tract and said County Road 101, crossing said 272.545-acre tract, a distance of 994.92 feet to a point for corner;

**THENCE** North 02°17'25" East, continuing across said 272.545-acre tract, a distance of 134.71 feet to a point for corner;

**THENCE** North 87°59'58" West, continuing across said 272.545-acre tract, a distance of 114.00 feet to a point for corner;

**THENCE** North 00°13'30" East, continuing across said 272.545-acre tract, a distance of 253.97 feet to a point for corner;

**THENCE** South 88°06'13" West, continuing across said 272.545-acre tract, a distance of 104.12 feet to a point for corner;

**THENCE** North 00°22'48" West, continuing across said 272.545-acre tract, a distance of 1335.42 feet to a point for corner;

**THENCE** South 89°38'50" West, continuing across said 272.545-acre tract, passing the common line of said 272.545-acre tract and aforesaid 43.777-acre tract, continuing across said 43.777-acre tract, a distance of 200.03 feet to a point for corner;

**THENCE** South 00°22'48" East, continuing across said 43.777-acre tract, passing the common line of said 43.777-acre tract and aforesaid 272.545-acre tract, continuing across said 272.545-acre tract, a distance of 1789.93 feet to a point for corner;

**THENCE** North 88°17'40" West, continuing across said 272.545-acre tract, a distance of 1269.31 feet to a point for corner on the westerly line of said 272.545-acre tract, the easterly line of aforesaid 450.71-acre tract and 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 1182.18 feet to the westerly, northwest corner of said 272.545-acre tract, same being the southwest corner of aforesaid "Tract A" (43.777 acres);

**THENCE** North 00°10'10" West, along the westerly line of said "Tract A" (43.777 acres), the easterly line of aforesaid 450.71-acre tract and generally along said County Road No. 97, a distance of 1566.55 feet to the **POINT OF BEGINNING** and containing 146.75 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.



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The following files are not convertible:

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Eland\_Ranch-52532.shp  
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