



## Filing Receipt

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# COATS | ROSE

A PROFESSIONAL CORPORATION

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November 03, 2021

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

*Via Electronic Filing*

Re: PUC Docket No. 52534; *Petition by Central Frisco, Ltd. for Expedited Release Pursuant to Texas Water Code Section 13.2541*; Public Utility Commission of Texas

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:**

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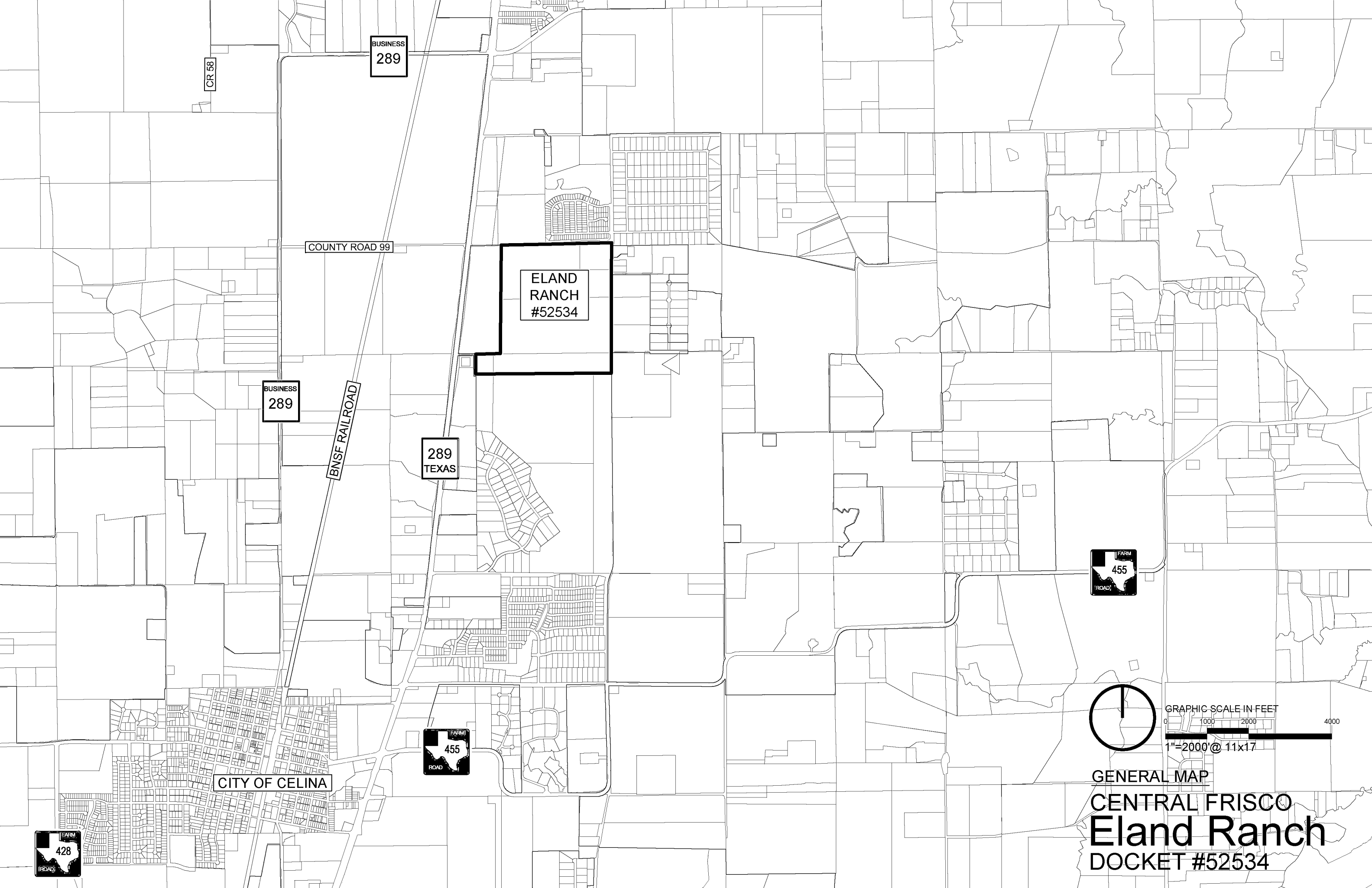
**Attorney for Commission Staff:**

Mildred Anaele – Email: [mildred.anaele@puc.texas.gov](mailto:mildred.anaele@puc.texas.gov)

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ELAND  
RANCH  
#52534

BUSINESS  
289

COUNTY ROAD 99

CR 58

BUSINESS  
289

BNSF RAILROAD

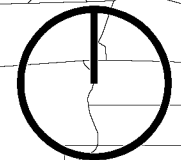
289  
TEXAS

FARM  
455  
ROAD

FARM  
455  
ROAD

CITY OF CELINA

FARM  
428  
ROAD



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

GENERAL MAP  
CENTRAL FRISCO  
**Eland Ranch**  
DOCKET #52534

COUNTY ROAD 100

AREA TO BE DECERTIFIED

CENTRAL FRISCO  
ELAND RANCH  
DOCKET # 52534  
196.87 AC

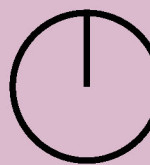
PRESTON ROAD

COUNTY ROAD 101

289  
TEXAS

CALLED 450.71 ACRES  
CENTRAL FRISCO, LTD.  
INST. NO. 2008030600026870J AND INST. NO.  
20080306000268710  
O.P.R.C.C.T.

COUNTY ROAD 97



GRAPHIC SCALE IN FEET

0 250 500 1000

1"=500' @ 11x17

DETAILED MAP  
CENTRAL FRISCO  
**Eland Ranch**  
DOCKET #52534

SETTLER'S RIDGE RD.

## DESCRIPTION OF DOCKET NUMBER 52534

**BEING** a tract of land situated in the William H. Herron Survey, Abstract No. 380, the Martha Herron Survey, Abstract No. 415 and the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being all of a called 450.71-acre tract of land, conveyed to Central Frisco, Ltd., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20080306000268700 and Instrument No. 20080306000268710 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING** at the northeast corner of a called 50.487-acre tract of land, conveyed to Preston Acreage, L.P. & Spartan Texas Six-Celina, Ltd., as evidenced in a General Warranty Deed, recorded in Volume 5239, Page 1060 of the Land Records of Collin County, Texas, and the northernmost, northwest corner of said 450.71-acre tract, same being in County Road No. 100, a public use right of way, no record found, same also being on the southerly line of a called 33.356-acre tract of land, conveyed to CR 100 Thirty-Three Partners, LP, as evidenced in a Special Warranty Deed, recorded in Instrument No. 20150224000195720 of the Official Public Records of Collin County, Texas;

**THENCE** North 88°52'34" East, along the northerly line of said 450.71-acre tract, the southerly line of said 33.356-acre tract and generally along said County Road No. 100, a distance of 1066.91 feet to the southeast corner of said 33.356-acre tract;

**THENCE** North 88°40'20" East, continuing along the northerly line of said 450.71-acre tract, the southerly line of a called 93.277-acre tract of land, conveyed to Bellaire Partners, L.L.C., as evidenced in a Special Warranty Deed, recorded in Instrument No. 20160222000196050 of the Official Public Records of Collin County, Texas, and continuing along said County Road No. 100, a distance of 1587.35 feet to the northeast corner of said 450.71-acre tract, and the southeast corner of said 93.277-acre tract, same being the intersection of said County Road No. 100 with County Road No. 97, a public use right of way, no record found;

**THENCE** South 00°26'10" West, Along the easterly line of said 450.71-acre tract, the westerly line of Sharrock Addition, an addition to the City of Celina, Texas, according to the Final Plat, recorded in Volume 2016, Page 80 of the Plat Records of Collin County, Texas, and the westerly line of a called 15.00-acre tract of land, conveyed to Carolyn A. Tipton and Joel C. Molinar, as evidenced in a deed recorded in Volume 4698, Page 2781 of the Land Records of Collin County, Texas, and generally along said County Road No. 97, a distance of 780.68 feet to the northwest 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;

**THENCE** South 00°04'54" West, continuing along the easterly line of said 450.71-acre tract, along the westerly line of said 40.11-acre tract and continuing along said County Road No. 97, a distance of 1861.34 feet to the southwest corner of said 40.11-acre tract, same being the northwest corner of a called 43.777-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, 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** South 00°10'10" East, continuing along the easterly line of said 450.71-acre tract, the westerly line of said 43.777-acre tract and along said County Road No. 97, a distance of 493.48 feet to a point for corner;

**THENCE** South 89°48'51" West, departing the easterly line of said 450.71-acre tract, the westerly line of said 43.777-acre tract and said County Road No. 97, crossing said 450.71-acre tract, a distance of 430.87 feet to a point for corner;

**THENCE** South 89°34'41" West, continuing across said 450.71-acre tract, a distance of 2824.95 feet to a point for corner;

**THENCE** North 00°51'07" West, continuing across said 450.71-acre tract, a distance of 492.65 feet to a point for corner on a northerly line of said 450.71-acre tract;

**THENCE** South 89°58'20" East, departing the easterly right of way line of said State Highway 289 (Preston Road), along a northerly line of said 450.71-acre tract and the southerly line of said 50.487-acre tract, a distance of 591.33 feet to the southeast corner of said 50.487-acre tract;

**THENCE** North 00°33'31" East, along a westerly line of said 450.71-acre tract and the easterly line of said 50.487-acre tract, a distance of 2607.81 feet to the **POINT OF BEGINNING** and containing 196.87 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:

52534-Deeds.cpg  
52534-Deeds.dbf  
52534-Deeds.idx  
52534-Deeds.prj  
52534-Deeds.shp  
52534-Deeds.shx  
52534-Decertify.cpg  
52534-Decertify.dbf  
52534-Decertify.idx  
52534-Decertify.prj  
52534-Decertify.shp  
52534-Decertify.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.