



## Filing Receipt

**Received - 2021-11-09 08:28:45 AM**

**Control Number - 52739**

**ItemNumber - 5**

# COATS | ROSE

A PROFESSIONAL CORPORATION

NATALIE SCOTT  
DIRECTOR

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

November 09, 2021

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

***Via Electronic Filing***

Re: PUC Docket No. 52739; *Petition by Sater, L.P. for Expedited Release from Water CCN No. 10150 Held by Marilee Special Utility District in Collin County*

Dear Sir or Madam:

Petitioner files the attached updated high-resolution and/or full-sized maps, legal description, as well as the corresponding digital data (polygon shapefiles) to cure any 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:**

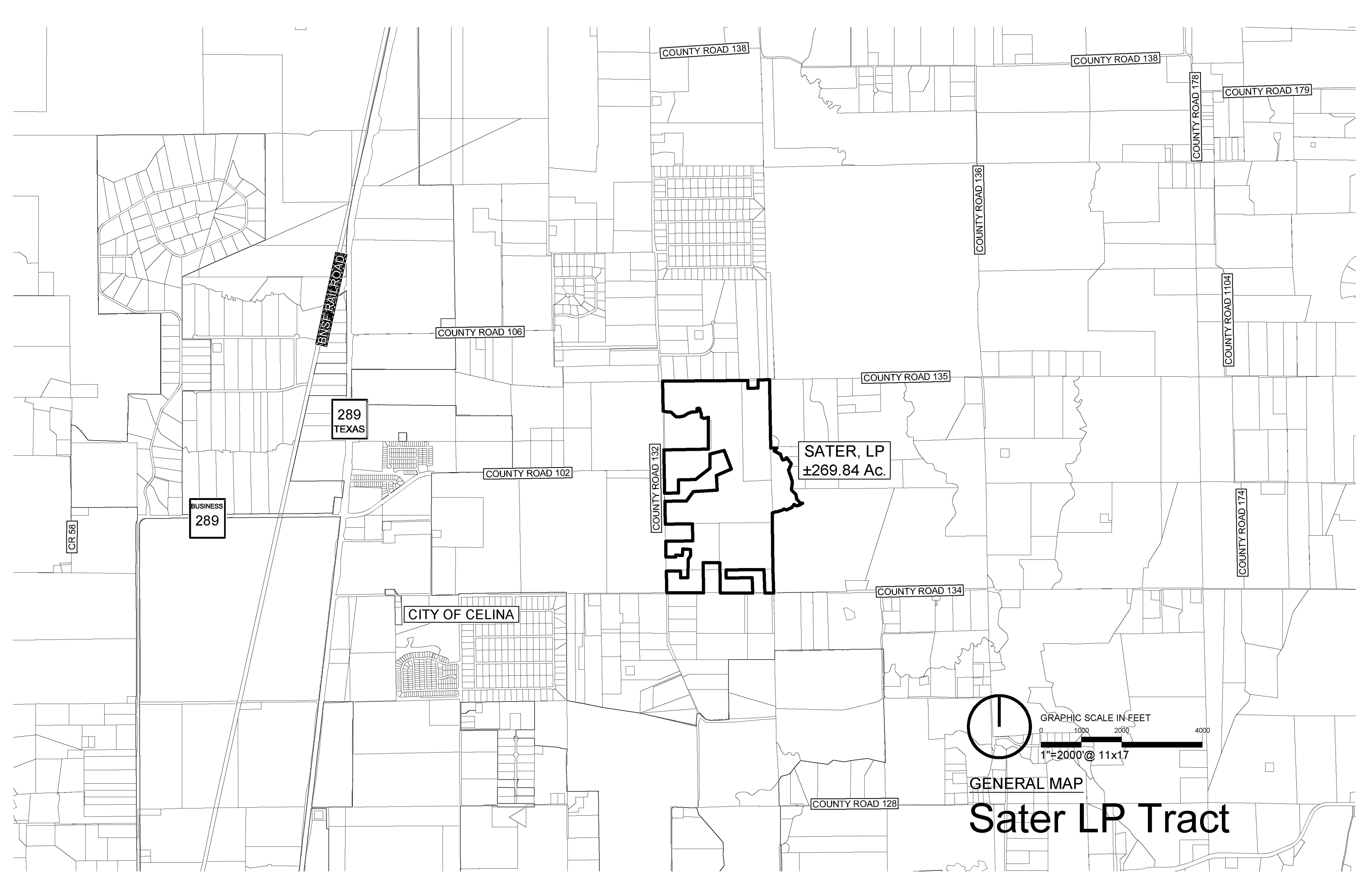
John J. Carlton - Email: [john@carltonlawaustin.com](mailto:john@carltonlawaustin.com)

Grayson E. McDaniel - Email: [grayson@carltonlawaustin.com](mailto:grayson@carltonlawaustin.com)

**Attorney for Commission Staff:**

Scott Miles – Email: [scott.miles@puc.texas.gov](mailto:scott.miles@puc.texas.gov)

TERRACE 2, 2700 VIA FORTUNA, SUITE 350, AUSTIN, TEXAS 78746  
PHONE: (512) 469-7987 FAX: (512) 469-9408  
[coatsrose.com](http://coatsrose.com)



COUNTY ROAD 138

COUNTY ROAD 138

COUNTY ROAD 178

COUNTY ROAD 179

BNSF RAILROAD

COUNTY ROAD 106

COUNTY ROAD 136

COUNTY ROAD 1104

289  
TEXAS

COUNTY ROAD 135

COUNTY ROAD 132

SATER, LP  
±269.84 Ac.

COUNTY ROAD 102

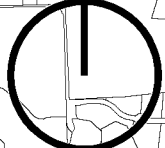
COUNTY ROAD 174

CR 58

BUSINESS  
289

COUNTY ROAD 134

CITY OF CELINA



GRAPHIC SCALE IN FEET

0 1000 2000 4000

1"=2000'@ 11x17

GENERAL MAP

Sater LP Tract

COUNTY ROAD 128

COUNTY ROAD 102

COUNTY ROAD 132

COUNTY ROAD 135

COUNTY ROAD 134

CALLED 22.795 ACRES  
VAN AND KATHY NICHOLS  
VOL. 4963, PG. 0852  
L.R.C.C.T.

CALLED 192.24 ACRES  
SATER L.P.  
VOL. 4124, PG. 0279  
L.R.C.C.T.

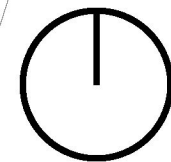
CALLED 39.516  
ACRES  
SATER L.P.  
INST. NO.  
2016010400000310  
O.P.R.C.C.T.

CALLED 38.730 ACRES  
SATER L.P.  
INST. NO.  
20140423000391910  
O.P.R.C.C.T.

CALLED 52.399 ACRES  
SATER L.P.  
INST. NO. 20190402000347490  
O.P.R.C.C.T.

SOIL  
CONSERVATION SERVICE  
RESERVOIR 8C

FEMA ZONE "A"  
100-YR FLOOD PLAIN



GRAPHIC SCALE IN FEET  
0 300 600 1200  
1"=600' @ 11x17

DETAILED MAP

# Sater LP Tract

**BEING** a tract of land situated in the Jonas Whitaker Survey, Abstract No. 962, the B. E. Blackwell Survey, Abstract No. 93, and the B.B.B. & C. Railroad Survey, Abstract No. 129, Collin County, Texas, and being a part of a called 192.24 acre tract described in a Special Warranty Deed to Sater, L.P., recorded in Volume 4124, Page 279 of the Land Records of Collin County, Texas, part of a called 39.516 acre tract described in a Special Warranty Deed with Vendor's Lien to Sater, L.P., recorded in Instrument No. 20160104000000310 of the Official Public Records of Collin County, Texas, part of a called 52.399 acre tract described in a Warranty Deed with Vendor's Lien to Sater, L.P., recorded in Instrument No. 20190402000347490 of said Official Public Records, and part of a called 38.730 acre tract described in a Warranty Deed to Sater L.P., recorded in Instrument No. 20140423000391910 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at the most northerly northwest corner of said 192.24 acre tract, being in the south line of Whispering Meadows, an addition to Collin County as recorded in Volume F, Page 9 of the Map Records of Collin County, Texas, said corner being at the approximate centerline intersection of County Road No. 132 and County Road No. 135;

**THENCE** North 89°34'03" East, along the north line of said 192.24 acre tract, the south line of said Whispering Meadows, the south line of a called 28.83 acre tract, described in a Warranty Deed with Vendor's Lien to Brian Berry, recorded in County Clerk's File No. 96-0009856 of said Land Records, and with the approximate centerline of said County Road No. 135, a distance of 1,962.92 feet to the most northerly northeast corner of said 192.24 acre tract and the northwest corner of the aforementioned 39.516 acre tract;

**THENCE** North 88°07'17" East, continuing along the south line of said 28.83 acre tract, the north line of said 39.516 acre tract, and with the approximate centerline of said County Road No. 135, a distance of 150.02 feet;

**THENCE**, departing the south line of said 28.83 acre tract, the north line of said 39.516 acre tract, and the approximate centerline of said County Road No. 135, over and across said 39.516 acre tract, the following courses and distances:

South 00°55'09" East, a distance of 200.01 feet;

North 88°07'12" East, a distance of 250.04 feet;

North 00°55'09" West, a distance of 200.01 feet to a point in the north line of said 39.516 acre tract, the south line of said 28.83 acre tract, and the approximate centerline of said County Road No. 135;

**THENCE** North 88°07'12" East, along the north line of said 39.516 acre tract, the south line of said 28.83 acre tract, and with the approximate centerline of said County Road No. 135, a distance of 42.68 feet to the southeast corner of said 28.83 acre tract and the southwest corner of Tract 1, called 50.668 acres, described in a Warranty Deed with Vendor's Lien to Timothy Earl Berry, recorded in Volume 1831, Page 176 of said Land Records;

**THENCE** North 88°05'53" East, continuing along the north line of said 39.516 acre tract, the south line of said 50.668 acre tract, and with the approximate centerline of said County Road No. 135, a distance of 246.70 feet to the northeast corner of said 39.516 acre tract;

**THENCE** South 00°58'58" East, departing the south line of said 50.668 acre tract and the approximate centerline of said County Road No. 135, and along the east line of said 39.516 acre tract and the west lines of Tract 1, called 15.000 acres, and Tract 2, called 17.317 acres, described in a Warranty Deed with Vendor's Lien to Robert Wayne Bishop, et ux, recorded in Volume 3925, Page 603 of said Land Records, a distance of 1,693.76 feet to the southwest corner of said 17.317 acre tract and the most easterly northwest corner of the aforementioned 192.24 acre tract;

**THENCE** North 89°14'31" East, departing the east line of said 50.668 acre tract, and along the north line of said 192.24 acre tract and south line of said 17.317 acre tract, a distance of 155.82 feet to the approximate centerline of a creek;

**THENCE**, with the east line of said 192.24 acre tract and with the meanders of the centerline of said creek, the following courses and distances:

South 42°07'30" West, a distance of 103.18 feet;

South 61°22'28" East, a distance of 174.15 feet;

South 19°34'45" East, a distance of 127.02 feet;

South 49°02'56" East, a distance of 25.08 feet;

North 81°03'46" East, a distance of 53.54 feet;

North 37°45'47" East, a distance of 59.54 feet;

South 38°13'24" East, a distance of 194.42 feet;

South 24°08'51" West, a distance of 175.04 feet;

South 19°50'44" East, a distance of 191.52 feet;

South 15°54'15" East, a distance of 114.66 feet;

South 06°47'03" West, a distance of 186.19 feet;

South 22°41'42" East, a distance of 26.90 feet;

South 44°25'42" East, a distance of 142.30 feet;

South 10°23'42" East, a distance of 116.00 feet;

South 42°38'42" East, a distance of 132.00 feet;

South 85°47'42" East, a distance of 55.00 feet;

South 58°42'43" West, a distance of 85.89 feet;

South 74°22'28" West, a distance of 76.14 feet;

North 60°05'58" West, a distance of 71.10 feet;

South 36°23'53" West, a distance of 94.34 feet;

South 64°52'50" West, a distance of 145.32 feet;

North 70°54'27" West, a distance of 68.86 feet;

South 57°37'04" West, a distance of 53.54 feet;

South 72°31'19" West, a distance of 118.98 feet;

North 89°47'03" West, a distance of 44.28 feet;

South 61°01'11" West, a distance of 37.95 feet;

South 74°16'02" West, a distance of 57.88 feet to an ell corner of said 192.24 acre tract and the northwest corner of a called 145.532 acre tract described in Special Warranty Deed to Carter Family Farms, LLC, recorded in Instrument No. 20130926001350070 of said Official Public Records;

**THENCE** South 01°04'36" East, departing the approximate centerline of said creek, and along the east line of said 192.24 acre tract and west line of said 145.532 acre tract, a distance of 238.34 feet to the southwest corner of said 192.24 acre tract and the northeast corner of the aforementioned 52.399 acre tract;

**THENCE**, along the east line of said 52.399 acre tract and west line of said 145.532 acre tract, the following courses and distances:

South 00°41'28" East, a distance of 1,155.97 feet;

South 01°50'55" East, a distance of 589.47 feet to southeast corner of said 52.399 acre tract and the southwest corner of said 145.532 acre tract, said corner being in the north line Tract Two, called 1.149 acres, as described in a General Warranty Deed with Vendor's Lien to Michael E. Hebert, recorded in Instrument No. 20070525000711650 of said Official Public Records, said corner also being in the approximate centerline of County Road No. 134;

**THENCE** North 89°54'11" West, along the south line of said 52.399 acre tract, the north line of said 1.149 acre tract, the north line of Tract One, called 13.851 acres, described in a General Warranty Deed with Vendor's Lien to Michael E. Hebert, recorded in Instrument No. 20070525000711650 of said Official Public Records, and with the approximate centerline of said County Road No. 134, a distance of 220.12 feet;

**THENCE**, departing the south line of said 52.399 acre tract, the north line of said 13.851 acre tract, and the approximate centerline of said County Road No. 134, over and across said 52.399 acre tract, the following courses and distances:

North 01°50'55" West, a distance of 582.85 feet;

South 89°24'46" West, a distance of 942.71 feet;

South 00°57'29" East, a distance of 200.00 feet;

North 89°22'33" East, a distance of 645.88 feet;

South 01°49'42" East, a distance of 379.63 feet to a point in the south line of said 52.399 acre tract and the north line of said 13.581 acre tract, said corner being in the approximate centerline of said County Road No. 134;

**THENCE** North 89°54'11" West, along the south line of said 52.399 acre tract, the north line of said 13.851 acre tract, the north line of a called 52.753 acre tract described in a General Warranty Deed to the City of Celina, recorded in Instrument No. 20191114001447680, of said Official Public Records, and with the approximate centerline of said County Road No. 134, a distance of 801.77 feet to the southwest corner of said 52.399 acre tract and the southeast corner of that tract of land described in a Warranty Deed to Charles K. Barnes, et ux, recorded in Volume 4424, Page 1676 of said Land Records;

**THENCE** North 00°57'29" West, departing the north line of said 52.753 acre tract and the approximate centerline of said County Road No. 134, and along the west line of said 52.399 acre tract and east line of said Barnes tract, a distance of 746.60 feet to the northeast corner of said Barnes tract and the most easterly southeast corner of the aforementioned 38.730 acre tract;

**THENCE** North 89°23'38" West, departing the west line of said 52.399 acre tract, and along the north line of said Barnes tract and the most easterly south line of said 38.730 acre tract, a distance of 415.11 feet to an ell corner of said 38.730 acre tract and the northwest corner of said Barnes tract;

**THENCE** South 00°57'36" East, along the most westerly east line of said 38.730 acre tract and the west line of said Barnes tract, a distance of 750.00 feet to the most southerly southeast corner of said 38.730 acre tract and the southwest corner of said Barnes tract, said corner being in the north line of said 52.753 acre tract and the approximate centerline of said County Road No. 134;



**THENCE** North 89°54'15" West, along the most southerly south line of said 38.730 acre tract, the north line of said 52.753 acre tract, the north line of Steeplechase Farms, Phase 1, an addition to Collin County as recorded in Volume O, Page 102 of said Map Records, and with the approximate centerline of said County Road No. 134, a distance of 913.02 feet to the southwest corner of said 38.730 acre tract, the northwest corner of said Steeplechase Farms, Phase 1, the northeast corner of a called 21.6826 acre tract described in a Special Warranty Deed to Van Nichols Family Limited Partnership, recorded in Instrument No. 20080327000364470 of said Official Public Records, and the southeast corner of a called 252.69 acre tract described in a Warranty Deed to Four Winds Enterprises, LTD, recorded in Volume 5593, Page 3200 of said Land Records, said corner being at the intersection of the approximate centerline of said County Road No. 134 and the aforementioned County Road No. 132;

**THENCE** North 01°10'12" West, departing the approximate centerline of said County Road No. 134, and along the most westerly west line of said 38.730 acre tract, the east line of said 252.69 acre tract, and with the approximate centerline of said County Road No. 132, a distance of 539.37 feet;

**THENCE**, departing the most westerly west line of said 38.730 acre tract, the east line of said 252.69 acre tract, and the approximate centerline of said County Road No. 132, over and across said 38.730 acre tract, the following courses and distances:

North 89°20'35" East, a distance of 350.26 feet;

South 01°09'46" East, a distance of 170.55 feet;

North 88°24'09" East, a distance of 180.26 feet;

North 00°41'45" East, a distance of 456.55 feet;

North 35°02'44" East, a distance of 105.47 feet;

North 01°03'37" West, a distance of 154.32 feet;

North 85°55'02" West, a distance of 188.41 feet;

South 04°25'46" West, a distance of 163.96 feet;

North 85°45'22" West, a distance of 161.46 feet;

South 03°28'22" West, a distance of 44.97 feet;

South 89°20'35" West, a distance of 240.73 feet to a point in the most westerly west line of said 38.730 acre tract, the east line of said 252.69 acre tract, and the approximate centerline of said County Road No. 132;

**THENCE** North 01°17'55" West, along the most westerly west line of said 38.730 acre tract, the east line of said 252.69 acre tract, and with the approximate centerline of said County Road No.

132, a distance of 390.76 feet to the most westerly northwest corner of said 38.730 acre tract and the southwest corner of a called 6.498 acre tract described in a Deed Without Warranty to Simms Family Trust, Dated May 17, 2017, recorded in Instrument No. 20170530000690400 of said Official Public Records;

**THENCE** North 89°09'48" East, departing the approximate centerline of said County Road No. 132, and along the most southerly north line of said 38.730 acre tract and the south line of said 6.498 acre tract, a distance of 670.29 feet to an ell corner of said 38.730 acre tract and the southeast corner of said 6.498 acre tract;

**THENCE** North 00°55'10" West, along the most northerly west line of said 38.730 acre tract and the east line of said 6.498 acre tract, a distance of 421.47 feet to the most northerly northwest corner of said 38.730 acre tract and the northeast corner of said 6.498 acre tract, said corner being in the south line of the aforementioned 192.24 acre tract;

**THENCE** South 89°09'46" West, along the north line of said 6.498 acre tract and the south line of said 192.24 acre tract, a distance of 672.90 feet to the southwest corner of said 192.24 acre tract and the northwest corner of said 6.498 acre tract, said corner being in the east line of the aforementioned 252.69 acre tract and being in the approximate centerline of said County Road No. 132;

**THENCE** North 01°04'55" West, along the west line of said 192.24 acre tract and east line of said 252.69 acre tract, and with the approximate centerline of said County Road No. 132, a distance of 567.72 feet;

**THENCE**, departing the west line of said 192.24 acre tract, the east line of said 252.69 acre tract, and the approximate centerline of said County Road No. 132, over and across said 192.24 acre tract the following courses and distances:

North 88°55'05" East, a distance of 537.72 feet;

North 35°48'59" East, a distance of 284.39 feet;

North 86°40'02" East, a distance of 596.30 feet;

North 03°19'58" West, a distance of 366.01 feet;

North 66°41'33" East, a distance of 401.82 feet;

North 20°51'47" West, a distance of 492.19 feet;

South 75°45'25" West, a distance of 366.99 feet;

South 00°53'47" East, a distance of 346.99 feet;

South 51°44'38" West, a distance of 459.10 feet;

South 88°55'05" West, a distance of 428.15 feet;

South 01°04'55" East, a distance of 323.76 feet;

South 88°55'05" West, a distance of 342.90 feet to a point in the west line of said 192.24 acre tract, east line of said 252.69 acre tract, and the approximate centerline of said County Road No. 132;

**THENCE** North 01°04'55" West, along the west line of said 192.24 acre tract, east line of said 252.69 acre tract, the east line of a called 89.790 acre tract described in a Special Warranty Deed to Doan's Crossing Ranch, LP, recorded in Instrument No. 20190517000555400 of said Official Public Records, and with the approximate centerline of said County Road No. 132, a distance of 1,074.38 feet to the southwest corner of a called 22.795 acre tract described in a Special Warranty Deed to Van and Kathy Nichols, recorded in Volume 4963, Page 852 of said Land Records;

**THENCE** North 89°06'20" East, departing the west line of said 192.24 acre tract, the east line of said 89.790 acre tract, and the approximate centerline of said County Road No. 132, and along the south line of said 22.795 acre tract, a distance of 1,103.02 feet to the southeast corner of said 22.795 acre tract;

**THENCE** North 00°07'05" East, along the east line of said 22.795 acre tract, a distance of 791.68 feet to the northeast corner of said 22.795 acre tract, said corner being in the approximate centerline of a creek;

**THENCE**, along the north line of said 22.795 acre tract and with the meanders of the centerline of said creek, the following courses and distances:

South 64°14'51" West, a distance of 33.23 feet;

South 79°55'40" West, a distance of 82.59 feet;

North 65°32'06" West, a distance of 74.04 feet;

North 01°10'01" East, a distance of 76.80 feet;

North 20°18'29" West, a distance of 96.19 feet;

North 08°11'43" East, a distance of 21.51 feet;

North 34°59'27" West, a distance of 36.50 feet;

North 74°08'21" West, a distance of 20.87 feet;

South 69°36'30" West, a distance of 41.13 feet;

South 03°44'00" East, a distance of 71.27 feet;

South 81°30'19" West, a distance of 72.74 feet;

South 84°52'53" West, a distance of 74.24 feet;

South 69°50'32" West, a distance of 94.88 feet;

South 56°52'17" West, a distance of 102.04 feet;

South 76°16'12" West, a distance of 87.30 feet;

South 89°18'20" West, a distance of 119.40 feet;

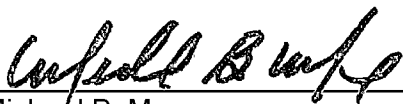
North 46°51'57" West, a distance of 168.63 feet;

North 88°32'34" West, a distance of 93.92 feet;

North 77°14'08" West, a distance of 101.31 feet to the northwest corner of said 22.795 acre tract, said corner being in the east line of the aforementioned 89.790 acre tract and the approximate centerline of said County Road No. 132;

**THENCE** North 01°04'55" West, along the west line of said 192.24 acre tract, the east line of said 89.790 acre tract, and with the approximate centerline of said County Road No. 132, a distance of 741.67 feet to the **POINT OF BEGINNING** and containing 269.84 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



The following files are not convertible:

- 52739 - Sater.dbf
- 52739 - Sater.idx
- 52739 - Sater.prj
- 52739 - Sater.shp
- 52739 - Sater.shx
- 52739 - Sater-Deeds.cpg
- 52739 - Sater-Deeds.dbf
- 52739 - Sater-Deeds.idx
- 52739 - Sater-Deeds.prj
- 52739 - Sater-Deeds.shp
- 52739 - Sater-Deeds.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.