



## Filing Receipt

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**Control Number - 53084**  
**ItemNumber - 3**

# COATS | ROSE

A PROFESSIONAL CORPORATION

NATALIE SCOTT  
DIRECTOR

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

February 04, 2022

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

***Via Electronic Filing***

Re: PUC Docket No. 53084; *Petition by Inspiration West, LLC for Expedited Release from Water CCN No. 11256 Held by Seis Lagos Utility District in Collin County*

Dear Sir or Madam:

Enclosed for filing in the above-referenced matter please find a First Amended Petition by Inspiration West, LLC for Expedited Release Pursuant to Texas Water Code Section 13.2541 which was electronically filed today with the PUC, together with polygon shapefiles of the Property.

Very truly yours,



Natalie B. Scott

NBS:mzp  
Enclosures

Cc (w/encl.):

Seis Lagos Utility District  
2730 Country Club Road, Suite E1  
Lucas, TX 75002

Via Certified Mail, Return Receipt Requested

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

PUC DOCKET NO. 53084

PETITION BY INSPIRATION WEST, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE	§	
FROM WATER CCN NO. 11256	§	PUBLIC UTILITY COMMISSION
HELD BY SEIS LAGOS UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**FIRST AMENDED PETITION BY INSPIRATION WEST, LLC FOR EXPEDITED  
RELEASE PURSUANT TO TEXAS WATER CODE SECTION 13.2541**

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

Inspiration West, LLC (“Petitioner”) files its First Amended Petition with the Public Utility Commission of Texas (the “PUC”) for expedited release from Seis Lagos Utility District (“Seis Lagos UD”) water certificate of convenience and necessity (“CCN”) No. 11256 pursuant to (i) Texas Water Code Section 13.2541; and (ii) 16 Texas Administrative Code Section 24.245; and in support shows as follows:

**I. APPLICABLE REGULATIONS**

Section 13.2541 of the Texas Water Code provides that the owner of a tract of land that is at least 25 acres and that is not receiving water or sewer service may petition for expedited release of the area from a CCN. TEX. WATER CODE § 13.2541. For land that is located within a county with a population of at least one million, or a county adjacent to a county with a population of at least one million, the owner of the qualifying tract “is entitled to that release.” *Id.* The rule adopted by the PUC pursuant to Section 13.2541 provides the same, and it recognizes that Collin County is a county in which owners of at least 25 acres are entitled to expedited release. *See* 16 TEX. ADMIN. CODE § 24.245(h). Under Section 13.2541(c), the PUC “shall grant a petition not later than the 60<sup>th</sup> day after the date the landowner files the petition.” *See* TEX. WATER CODE § 13.2541(c).

## **II. REQUEST FOR EXPEDITED RELEASE**

Petitioner owns approximately 73.159 acres of contiguous property in Collin County (the “Overall Property”). The Overall Property is within the boundaries of water CCN No. 11256, held by Seis Lagos UD. Approximately 72.462 acres of the Overall Property (the “Requested Area”) does not receive service from any water or sewer service provider. An Affidavit in support of this Petition is attached hereto as Exhibit “A-1.” Exhibits “B-1 and B-2” attached to this Petition are true and correct copies of a detailed map and a general location map of the Overall Property. Exhibits “C-1 and C-2” attached to this Petition are true and correct copies of a detailed map and a general location map of the Requested Area. Petitioner is owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit “D-1”. Digital mapping of the Overall Property and the Requested Area in polygon shapefile format will also be submitted in this docket.

## **III. CONCLUSION AND PRAYER**

Texas Water Code Section 13.2541 entitles Petitioner to expedited release of the Requested Area described herein. The Property is greater than 25 acres, is not receiving water or sewer service, and are entirely within Collin County. Under Section 13.2541, the PUC should grant this Petition no later than the 60<sup>th</sup> day after the date of filing. Petitioner respectfully requests that the PUC grant this Petition and issue an order under the authority of Section 13.2541 releasing all portions of the Requested Area that are within the boundaries of Water CCN No. 11256.

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

Joshua A. Bethke  
State Bar No. 24105465  
14755 Preston Road, Suite 600  
Dallas, Texas 75254  
(972) 982-8454 (Telephone)  
(972) 702-0662 (Facsimile)  
jbethke@coatsrose.com (Email)

**ATTORNEYS FOR PETITIONERS**

**CERTIFICATE OF SERVICE**

I hereby certify that on this 4<sup>th</sup> day of February, 2022, a true and correct copy of the Petition by Inspiration West, LLC for Expedited Release Pursuant to Texas Water Code Section 13.254.1 was sent, via certified mail, return receipt requested to the following recipient at the address indicated.

Seis Lagos Utility District  
2730 Country Club Road, Suite E1  
Lucas, TX 75002



Natalie B. Scott/Joshua A. Bethke

EXHIBIT “A-1”

Affidavit of Phillip Huffines

PETITION BY INSPIRATION WEST, LLC	§	BEFORE THE
FOR EXPEDITED RELEASE	§	
FROM WATER CCN NO. 11256	§	PUBLIC UTILITY COMMISSION
HELD BY SEIS LAGOS UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	OF TEXAS

**AFFIDAVIT OF PHILLIP HUFFINES IN SUPPORT OF FIRST AMENDED PETITION  
FOR EXPEDITED RELEASE FROM WATER CCN NO. 11256 HELD BY SEIS LAGOS  
UTILITY DISTRICT PURSUANT TO TEXAS WATER CODE  
SECTION 13.2541**

STATE OF TEXAS           §

COUNTY OF COLLIN       §

BEFORE ME, the undersigned notary, personally appeared Phillip Huffines, the affiant, a person who is known to me. After administering an oath, the affiant testified that:

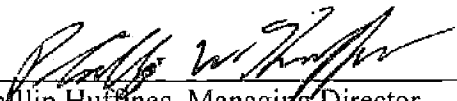
1.       “My name is Phillip Huffines, Managing Director of Inspiration West, LLC. I am over the age of eighteen years, of sound mind, and am capable of making this affidavit. The facts stated in this affidavit are within my personal knowledge and are true and correct.

2.       Petitioner owns approximately 73.159 acres of land (the “Overall Property”), which is located within the boundaries of water CCN No. 11256 issued Seis Lagos UD. Petitioner seeks to have approximately 72.462 acres (the “Requested Area”) located within the Overall Property released from water CCN No. 11256. The Requested Area is located in Collin County, Texas. Exhibits “B-1 and B-2” attached to this Petition are true and correct copies of a detailed map and a general location map of the Overall Property. Exhibits “C-1 and C-2” attached to this Petition are true and correct copies of a detailed map and a general location map of the Requested Area. Petitioner is the owner of this land as evidenced by the Special Warranty Deed, attached as Exhibit “D-1”. Digital mapping of the Overall Property and the Requested Area in polygon shapefile format will also be submitted in this docket.

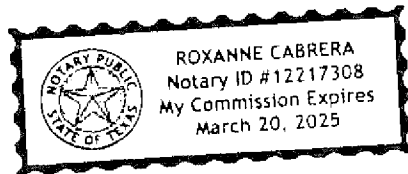
3.       The Requested Area is not receiving water service from Seis Lagos UD or any other water service provider. The Requested Area has not requested water service from Seis Lagos UD or paid any fees or charges to initiate or maintain water service, and there are no billing records or other documents indicating an existing account for the Requested Area.

4.       I request that the Public Utility Commission of Texas release the Requested Area from Water CCN No. 11256.”

FURTHER AFFIANT SAYETH NOT.

  
Phillip Huffines, Managing Director  
INSPIRATION WEST, LLC

SWORN TO AND SUBSCRIBED TO BEFORE ME by Phillip Huffines on 2  
February, 2022.



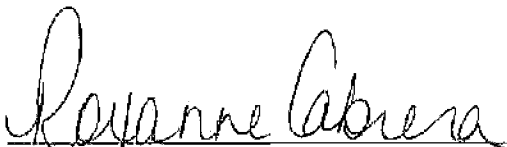
  
Notary Public, State of Texas



EXHIBIT “B-1”

Detailed Map – Overall Property

Application Exhibit  
**EXHIBIT B-1**

**Overall Property**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Overall Property  
Seis Lagos Utility District**



0 0.1 0.2 0.4

Miles

December 13, 2021

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 1,000'**

 Requested Area for Release

EXHIBIT “B-2”

General Location Map – Overall Property



Application Exhibit  
**EXHIBIT B-2**

**Overall Property**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Overall Property  
Seis Lagos Utility District**



0 1 2 4  
Miles

December 13, 2021

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 10,000'**

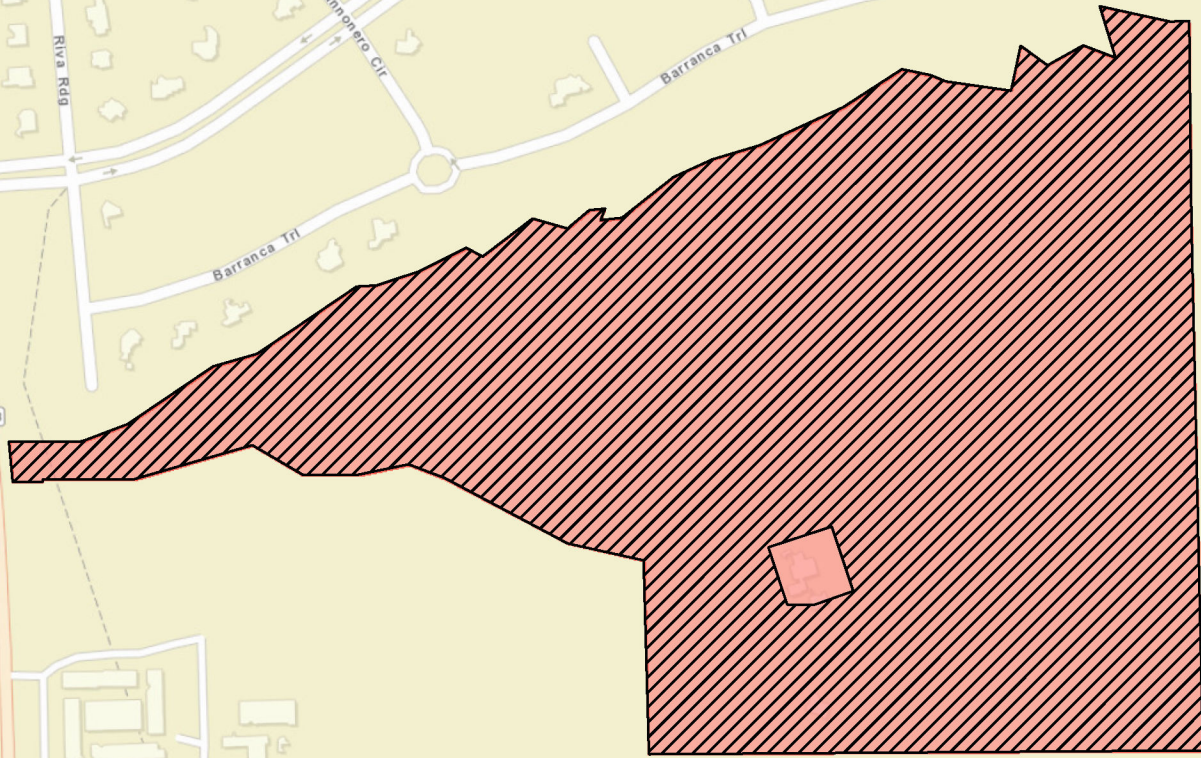
 Requested Area for Release

EXHIBIT “C-1”

Detailed Map – Requested Area



Application Exhibit  
**EXHIBIT C-1**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Requested Area for Release  
Seis Lagos Utility District Water CCN No. 11256**



0 250 500 1,000  
Feet

JANUARY 31, 2022

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 500'**

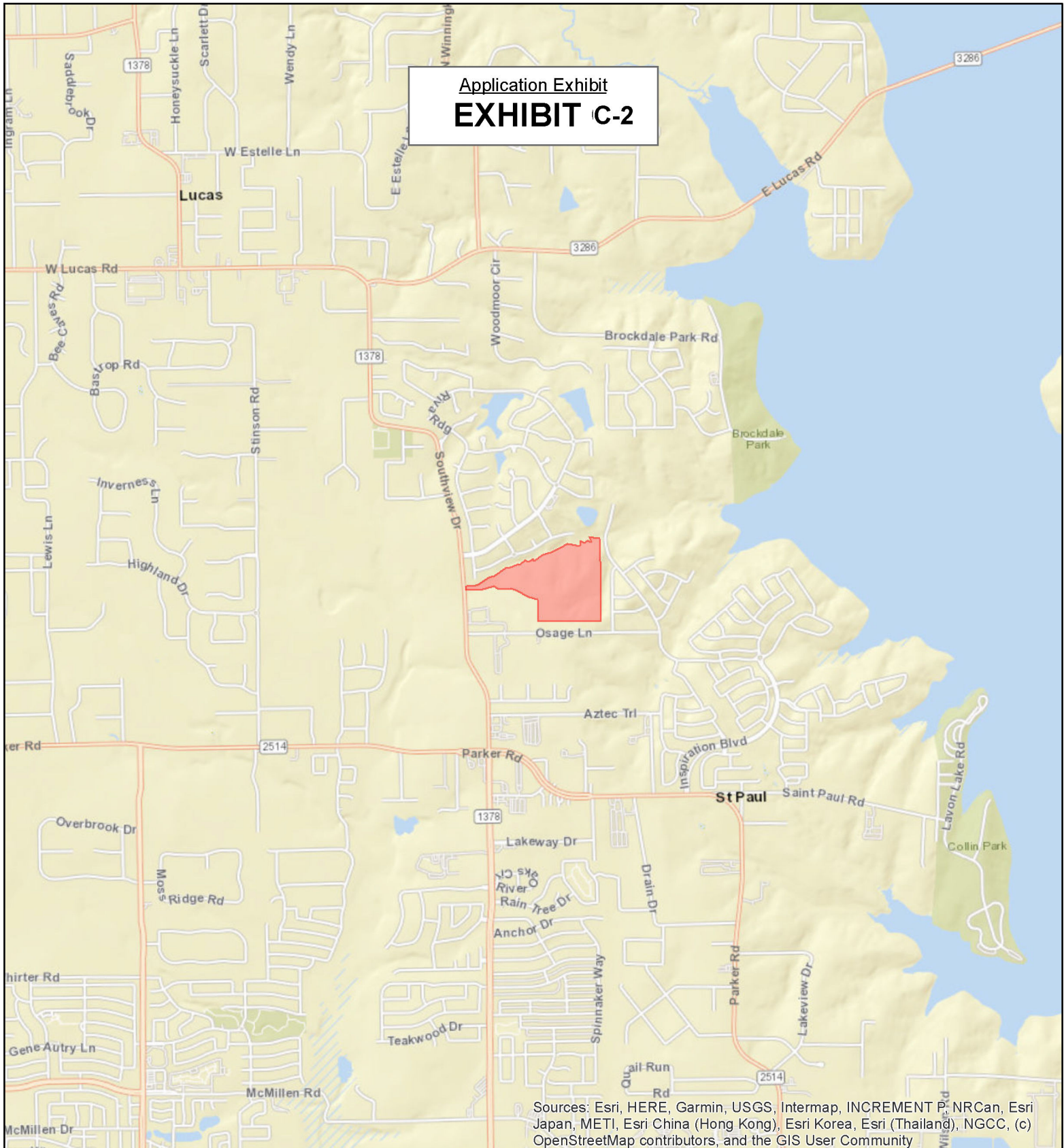
- CCN RELEASE AREA - 72.462 AC.
- OVERALL PROPERTY - 73.159 AC.

EXHIBIT “C-2”

General Location Map – Requested Area



Application Exhibit  
**EXHIBIT C-2**



**- Streamlined Expedited Release (SER) -  
Requested Area for Release  
Seis Lagos Utility District Water CCN No. 11256**



0 1,500 3,000 6,000

Feet

JANUARY 31, 2022

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 3,000'**

 OVERALL PROPERTY - 73.159 AC.



EXHIBIT “D-1”

Special Warranty Deed

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

**SPECIAL WARRANTY DEED**

The State of Texas   §  
                                  §  
County of Collin     §

**Know all men by these presents:**

That **SCOTT ERICKSON** and **ERICA LYNN ERICKSON** (the "Grantor"), for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto **INSPIRATION WEST, LLC**, a Texas limited liability company (the "Grantee"), whose address is 8200 Douglas Avenue, Suite 300, Dallas, Texas 75225, all of that certain real property described on **EXHIBIT A** attached hereto and incorporated herein by reference together with all of Grantor's right, title and interest in and to all and singular the improvements, benefits, privileges, easements, tenements, hereditaments and appurtenances located on said real property or in anywise appertaining thereto and any and all right, title and interest of Grantor in and to adjacent roads and rights-of-way (hereinafter collectively referred to as the "Property"), subject only to the "Permitted Exceptions" as set forth on **EXHIBIT B** attached hereto and incorporated herein.

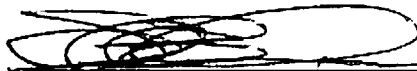
As a portion of the other consideration for the conveyance herein made, Grantee has executed and delivered that certain Promissory Note, dated of even date (the "Note"), in the original principal amount of FIVE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$5,200,000.00) and payable to the order of **FIRST UNITED BANK AND TRUST COMPANY**, an Oklahoma banking corporation (the "Lender"), and the payment of the Note shall be secured by the vendor's lien (the "Vendor's Lien") and superior title (the "Superior Title") in and to the Property, each herein reserved and assigned to Lender, and by that certain Deed Trust, Assignment of Rents, Security Agreement, and Fixture Financing Statement of even date with the Note and executed from Grantee to **GREG MASSEY**, Trustee, for the benefit of Lender (the "Deed of Trust"), covering the Property.

Grantor hereby expressly reserves and retains for Lender, and its successors and assigns, the Vendor's Lien, as well as the Superior Title, in and to the Property to secure (i) the payment of the Note, and (ii) the performance and payment by Grantee of all covenants, conditions, obligations and liabilities under the Deed of Trust. Lender, at the instance and request of the Grantee herein, has advanced and paid in cash to the Grantor herein that portion of the purchase price of the Property as is evidenced by the Note, and, in connection

therewith, the Vendor's Lien, together with the Superior Title to the Property, is retained herein for the benefit of Lender, and the same are hereby TRANSFERRED AND ASSIGNED to said Lender, its successors and assigns. Upon the full and complete payment of the Note and satisfaction and performance of all covenants, conditions, obligations and liabilities of the Note and satisfaction and performance of all covenants, conditions, obligations and liabilities under the Deed of Trust, then this conveyance shall become absolute and the Vendor's Lien and Superior Title herein reserved shall be automatically released and discharged.

TO HAVE AND TO HOLD the Property, subject only to the Permitted Exceptions, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns, and Grantor does hereby bind himself and his heirs, executors, successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its 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.

Executed on the date of acknowledgment below, to be effective as of the <sup>17</sup>~~10~~<sup>th</sup> day of December, 2021.

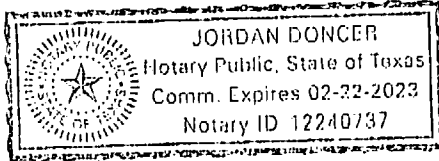
  
\_\_\_\_\_  
SCOTT ERICKSON

  
\_\_\_\_\_  
ERICA LYNN ERICKSON

THE STATE OF TEXAS:

COUNTY OF COLLIN:

This instrument was acknowledged before me on this 16<sup>th</sup> day of December, 2021, by Scott Erickson.

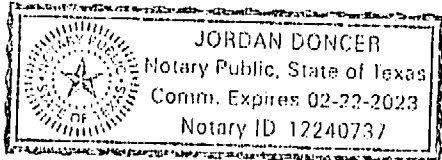


Jordan Doncer  
Notary Public, State of Texas

THE STATE OF TEXAS:

COUNTY OF COLLIN:

This instrument was acknowledged before me on this 16<sup>th</sup> day of December, 2021, by Erica Lynn Erickson.



Jordan Doncer  
Notary Public, State of Texas

**Exhibit A**

**[Legal Description of the Property]**

Tract 1: Fee Simple

BEING A 73.159 ACRE TRACT OF LAND SITUATED IN THE DENNIS KINSAUL SURVEY, ABSTRACT NO. 502, CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING ALL OF A 73.31 ACRE TRACT OF LAND, CONVEYED AS "TRACT 1" TO SCOTT WILLIAM ERICKSON AND ERICA LYNN ERICKSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20140829000937040, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 73.159 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND DENTON CORS ARP (PID-DF8986), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 73.31 ACRE TRACT AND A COMMON NORTHEAST CORNER OF A 10.000 ACRE TRACT OF LAND CONVEYED TO KAI HANDT, AS RECORDED IN VOLUME 5819, PAGE 5127 AND IN COUNTY CLERK'S FILE NO. 2004-0181293, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING ON THE WEST END OF AN OLD ABANDONED ROAD, (NO RECORD DOCUMENT FOUND);

THENCE, ALONG THE COMMON LINES OF SAID 73.31 ACRE TRACT AND SAID 10.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 35 MINUTES 55 SECONDS WEST, A DISTANCE OF 1442.86 FEET TO A 5/8" IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 73.31 ACRE TRACT AND A COMMON INTERIOR ELL CORNER OF SAID 10.000 ACRE TRACT;

NORTH 01 DEGREE 37 MINUTES 14 SECONDS WEST, A DISTANCE OF 504.90 FEET TO A 5/8" IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 73.31 ACRE TRACT AND THE COMMON NORTHEAST CORNER OF SAID 10.000 ACRE TRACT;

NORTH 77 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 202.07 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 61 DEGREES 55 MINUTES 06 SECONDS WEST, A DISTANCE OF 361.66 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 30 MINUTES 06 SECONDS WEST, A DISTANCE OF 101.90 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 78 DEGREES 29 MINUTES 46 SECONDS WEST, A DISTANCE OF 134.30 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 89 DEGREES 48 MINUTES 45 SECONDS WEST, A DISTANCE OF 141.84 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

NORTH 59 DEGREES 50 MINUTES 37 SECONDS WEST, A DISTANCE OF 154.90 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

SOUTH 73 DEGREES 57 MINUTES 18 SECONDS WEST, A DISTANCE OF 321.28 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.000 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF SAID 73.31 ACRE TRACT AND THE COMMON NORTH LINE OF A 34.5118 ACRE TRACT OF LAND CONVEYED TO NORTH TEXAS EQUESTRIAN CENTER, INC., AS RECORDED IN COUNTY CLERK'S FILE NO. 94-0106479, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 49 MINUTES 24 SECONDS WEST, ALONG SAID COMMON LINE, A DISTANCE OF 236.18 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING ALONG THE SOUTH LINE OF SAID 73.31 ACRE TRACT, AND OVER AND ACROSS SAID 34.5118 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 35 MINUTES 54 SECONDS EAST, A DISTANCE OF 6.00 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 24 MINUTES 06 SECONDS WEST, A DISTANCE OF 79.05 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 73.31 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF SAID 34.5118 ACRE TRACT AND THE COMMON EAST RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 1378, ALSO KNOWN AS SOUTHVIEW DRIVE, (A 90' RIGHT-OF-WAY);

THENCE, NORTH 05 DEGREES 04 MINUTES 59 SECONDS WEST, ALONG THE WEST LINE OF SAID 73.31 ACRE TRACT, THE WEST LINE OF SAID 34.5118 ACRE TRACT, AND SAID EAST RIGHT-OF-WAY LINE, PASSING AT A DISTANCE OF 6.61 FEET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 34.5118 ACRE TRACT AND CONTINUING ALONG THE WEST LINE OF SAID 73.31 ACRE TRACT AND SAID COMMON EAST RIGHT-OF-WAY LINE, IN ALL A TOTAL

DISTANCE OF 106.16 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 73.31 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF SEIS LAGOS, PHASE FOUR, AN ADDITION TO THE CITY OF LUCAS E.T.J., AS RECORDED IN CABINET Q, PAGE 388, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAID POINT BEING IN THE APPROXIMATE CENTER OF A CREEK;

THENCE, ALONG THE COMMON LINES OF SAID 73.31 ACRE TRACT AND SAID SEIS LAGOS, PHASE FOUR, AND WITH SAID CREEK, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 191.06 FEET TO A POINT FOR CORNER;

NORTH 69 DEGREES 00 MINUTES 54 SECONDS EAST, A DISTANCE OF 127.39 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 01 MINUTE 31 SECONDS EAST, A DISTANCE OF 267.46 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 59 MINUTES 41 SECONDS EAST, A DISTANCE OF 119.15 FEET TO A POINT FOR CORNER;

NORTH 56 DEGREES 01 MINUTE 07 SECONDS EAST, A DISTANCE OF 313.15 FEET TO A POINT FOR CORNER;

NORTH 86 DEGREES 23 MINUTES 43 SECONDS EAST, A DISTANCE OF 52.20 FEET TO A POINT FOR CORNER;

NORTH 71 DEGREES 41 MINUTES 29 SECONDS EAST, A DISTANCE OF 118.13 FEET TO A POINT FOR CORNER;

NORTH 63 DEGREES 13 MINUTES 42 SECONDS EAST, A DISTANCE OF 135.03 FEET TO A POINT FOR CORNER;

SOUTH 62 DEGREES 33 MINUTES 09 SECONDS EAST, A DISTANCE OF 48.79 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 49 MINUTES 29 SECONDS EAST, A DISTANCE OF 163.10 FEET TO A POINT FOR CORNER;

SOUTH 73 DEGREES 57 MINUTES 28 SECONDS EAST, A DISTANCE OF 94.11 FEET TO A POINT FOR CORNER;

NORTH 49 DEGREES 39 MINUTES 35 SECONDS EAST, A DISTANCE OF 74.73 FEET TO A POINT FOR CORNER;

NORTH 85 DEGREES 37 MINUTES 56 SECONDS EAST, A DISTANCE OF 41.03 FEET TO A POINT FOR CORNER;

SOUTH 21 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 32.12 FEET TO A POINT FOR CORNER;

NORTH 83 DEGREES 13 MINUTES 47 SECONDS EAST, A DISTANCE OF 56.02 FEET TO A POINT FOR CORNER;

NORTH 51 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE OF 171.60 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 48 MINUTES 47 SECONDS EAST, A DISTANCE OF 110.39 FEET TO A POINT FOR CORNER;

NORTH 73 DEGREES 06 MINUTES 11 SECONDS EAST, A DISTANCE OF 129.24 FEET TO A POINT FOR CORNER;

NORTH 65 DEGREES 28 MINUTES 01 SECOND EAST, A DISTANCE OF 238.79 FEET TO A POINT FOR CORNER;

NORTH 57 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 181.86 FEET TO A POINT FOR CORNER;

SOUTH 78 DEGREES 15 MINUTES 15 SECONDS EAST, A DISTANCE OF 74.40 FEET TO A POINT FOR CORNER;

SOUTH 68 DEGREES 26 MINUTES 13 SECONDS EAST, A DISTANCE OF 45.75 FEET TO A POINT FOR CORNER;

SOUTH 82 DEGREES 01 MINUTE 43 SECONDS EAST, A DISTANCE OF 170.76 FEET TO A POINT FOR CORNER;

NORTH 11 DEGREES 42 MINUTES 47 SECONDS EAST, A DISTANCE OF 119.86 FEET TO A POINT FOR CORNER;

SOUTH 53 DEGREES 51 MINUTES 53 SECONDS EAST, A DISTANCE OF 87.53 FEET TO A POINT FOR CORNER;

NORTH 60 DEGREES 42 MINUTES 06 SECONDS EAST, A DISTANCE OF 106.59 FEET TO A POINT FOR CORNER;



SOUTH 69 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 89.02 FEET TO A POINT FOR CORNER;

NORTH 16 DEGREES 42 MINUTES 18 SECONDS WEST, A DISTANCE OF 139.50 FEET TO A POINT FOR CORNER;

SOUTH 77 DEGREES 30 MINUTES 05 SECONDS EAST, A DISTANCE OF 186.75 FEET TO A 3/4" IRON ROD FOUND FOR A SOUTHEAST CORNER OF SAID SEIS LAGOS, PHASE FOUR;

NORTH 88 DEGREES 56 MINUTES 04 SECONDS EAST, A DISTANCE OF 50.14 FEET TO A 3/4" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 73.31 ACRE TRACT. SAID POINT BEING ON THE WEST LINE OF AFORESAID OLD ABANDONED ROAD;

THENCE, ALONG THE EAST LINE OF SAID 73.31 ACRE TRACT AND THE WEST LINE OF SAID OLD ABANDONED ROAD, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 530.00 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREE 15 MINUTES 31 SECONDS EAST, A DISTANCE OF 1368.86 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 3,186,808 SQUARE FEET OR 73.159 ACRES OF LAND.

Tract 2: Easement Estate

Easement Estate created and described in Easement Agreement by and between Kai Handt, individually and as President of North Texas Equestrian Center, Inc. and Dennis Schwartz and Sheryl Schwartz, dated June 5, 2003, filed February 8, 2012, recorded under Clerk's File No. 2012000143770.

**Exhibit B**

**[Permitted Exceptions]**

1. An easement granted to Texas Power & Light Company, filed November 29, 1974, recorded in Volume 937, Page 328 of the Deed Records of Collin County, Texas.
2. An easement granted to North Texas Municipal Water District, filed June 22, 1998, recorded in Volume 4191, Page 1980 of the Deed Records of Collin County, Texas.
3. An easement agreement executed by North Texas Equestrian Center, Inc. and Dennis Schwartz and Sheryl Schwartz, dated June 5, 2003, filed February 8, 2012, recorded under Clerk's File No. 2012-143770 of the Real Property Records of Collin County, Texas.
4. Any rights, interests or claims which may exist or arise by reason of the following matters disclosed by a survey prepared by Chris Matteo, Registered Professional Land Surveyor Number 6501, as Job No. 0001, dated March 30, 2021, last revised August 19, 2021; ponds on subject property, fences encroach and/or protrude along the westerly south property line as shown.
5. Development Agreement dated effective July 1, 2021 by and between Scott and Erica Lynn Erickson and the City of Lucas, Texas and recorded as Instrument No. \_\_\_\_\_ in the Deed Records of Collin County, Texas.



Filed and Recorded  
Official Public Records  
Stacey Kemp, County Clerk  
Collin County, TEXAS  
12/22/2021 04:35:23 PM  
\$58.00 DKITZMILLER  
20211222002580750

Application Exhibit  
**EXHIBIT B-1**

**Overall Property**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Overall Property  
Seis Lagos Utility District**



0 0.1 0.2 0.4

Miles

December 13, 2021

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 1,000'**

 Requested Area for Release



Application Exhibit  
**EXHIBIT B-2**

**Overall Property**

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Overall Property  
Seis Lagos Utility District**



0 1 2 4  
Miles

December 13, 2021

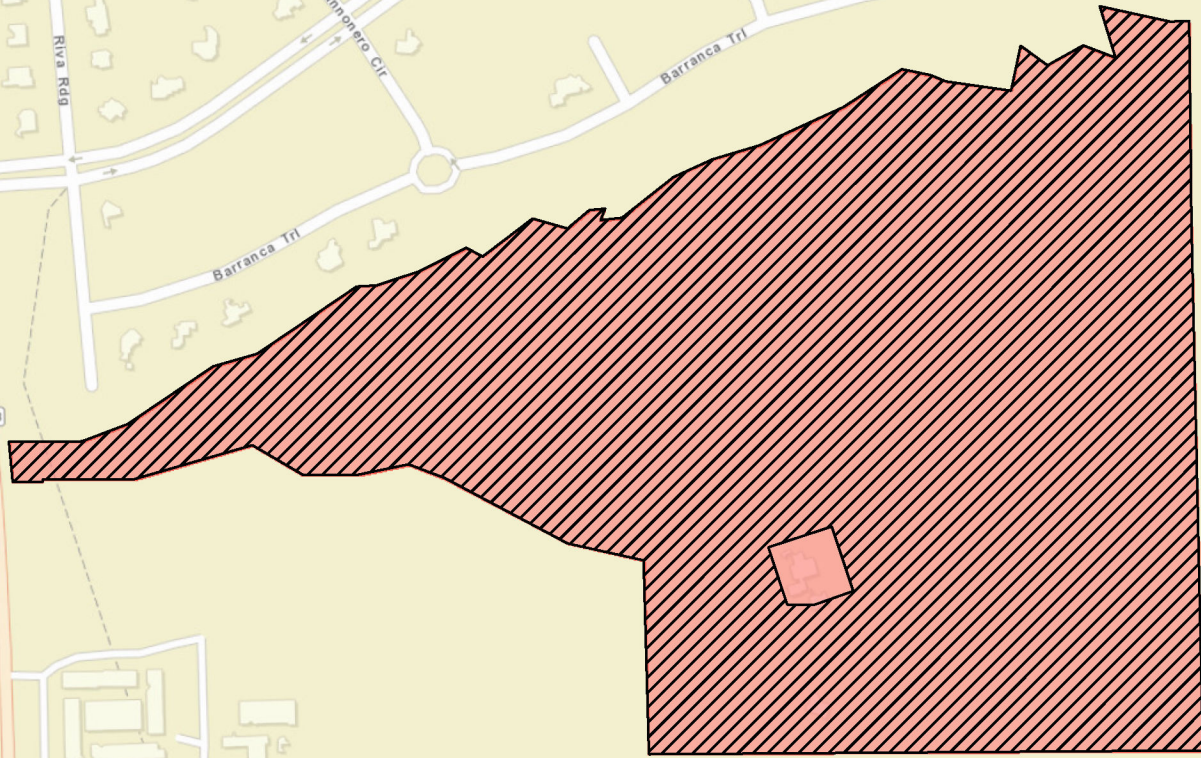
Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 10,000'**

 Requested Area for Release



Application Exhibit  
**EXHIBIT C-1**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Requested Area for Release  
Seis Lagos Utility District Water CCN No. 11256**



0 250 500 1,000  
Feet

JANUARY 31, 2022

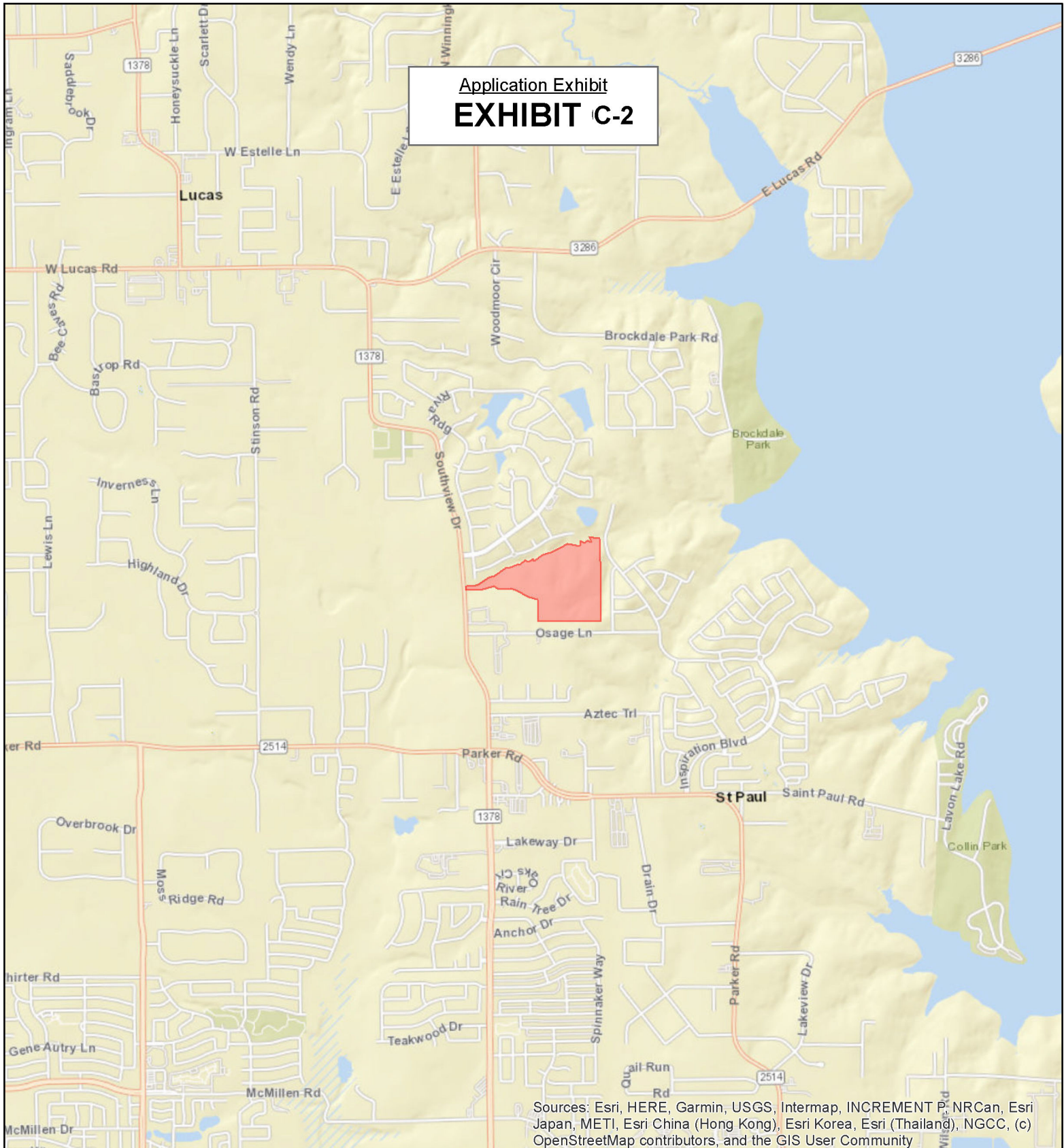
Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 500'**

- CCN RELEASE AREA - 72.462 AC.
- OVERALL PROPERTY - 73.159 AC.



Application Exhibit  
**EXHIBIT C-2**



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

**- Streamlined Expedited Release (SER) -  
Requested Area for Release  
Seis Lagos Utility District Water CCN No. 11256**



0 1,500 3,000 6,000

Feet

JANUARY 31, 2022

Requested Area for Release are east  
of F.M 1378 Southview Drive and north  
of Osage Lane in the ETJ of the City of Lucas  
Collin County, TX

**Legend - 1" = 3,000'**

 OVERALL PROPERTY - 73.159 AC.

The following files are not convertible:

Overall\_Property.cpg  
Overall\_Property.dbf  
Overall\_Property.prj  
Overall\_Property.sbn  
Overall\_Property.sbx  
Overall\_Property.shp  
Overall\_Property.shx  
Erickson\_Requested Area\_CCN\_Release.cpg  
Erickson\_Requested Area\_CCN\_Release.dbf  
Erickson\_Requested Area\_CCN\_Release.idx  
Erickson\_Requested Area\_CCN\_Release.prj  
Erickson\_Requested Area\_CCN\_Release.sbn  
Erickson\_Requested Area\_CCN\_Release.sbx  
Erickson\_Requested Area\_CCN\_Release.shp  
Erickson\_Requested Area\_CCN\_Release.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.