



Filing Receipt

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DOCKET NO. 53514

PETITION BY SATER, L.P. FOR EXPEDITED RELEASE FROM WATER CCN NO. 10150 HELD BY MARILEE SPECIAL UTILITY DISTRICT IN COLLIN COUNTY	§ § § § § §	BEFORE THE PUBLIC UTILITY COMMISSION OF TEXAS
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**MARILEE SPECIAL UTILITY DISTRICT'S
EVIDENCE OF RECORDING**

COMES NOW, Marilee Special Utility District (the "District"), and files this Evidence of Recording to reflect that the District has satisfied the requirements established by Ordering Paragraph 6 of the Order entered by the Commissioners of the Public Utility Commission of Texas (the "Commission") on October 6, 2022. In support thereof, the District would respectfully show the following:

Proof of Recording

On October 6, 2022, the Commission issued the final Order in this docket, which required the District, as the CCN holder, file proof of compliance with the recording requirements in Texas Water Code ("TWC") §§ 13.257(r) and (s).¹ TWC § 13.257(r) provides:

A utility service provider shall:

- (1) record in the real property records of each county in which the service area or a portion of the service area is located a certified copy of the map of the certificate of public convenience and necessity and of any amendment to the certificate as contained in the utility commission's records, and a boundary description of the service area by:
 - (A) a metes and bounds survey certified by a licensed state land surveyor or a registered professional land surveyor;
 - (B) the Texas State Plane Coordinate System;
 - (C) verifiable landmarks, including a road, creek, or railroad line; or

¹ Order (Ordering Paragraph 6) (October 6, 2022).

(D) if a recorded plat of the area exists, lot and block number; and

(2) submit to the utility commission evidence of the recording.²

TWC § 13.257(s) provides:

Each county shall accept and file in its real property records a utility service provider's map presented to the county clerk under this section if the map meets filing requirements, does not exceed 11 inches by 17 inches in size, and is accompanied by the appropriate fee. The recording required by this section must be completed not later than the 31st day after the date a utility service provider receives a final order from the utility commission granting an application for a new certificate or for an amendment to a certificate that results in a change in the utility service provider's service area.³

Pursuant to TWC §§ 13.257(r) and (s), the District recorded the following documents, attached as "**Exhibit A**," on November 23, 2022, in the real property records of Collin County, Texas:

- Affidavit of John J. Carlton, dated November 11, 2022;
- Map of the District's amended Certificate of Convenience and Necessity ("CCN") No. 10150 as included in the Order;⁴
- The District's CCN Certificate as included in the Order;⁵
- Metes and bounds description of area decertified from the District's CCN as included in the Petition.⁶

Conclusion

By filing the proof of recording as described herein, the District satisfied the requirements of Texas Water Code § 13.257(r) and (s), and Ordering Paragraph 6 of the Commission's Order.

² TWC § 13.257(r).


³ TWC § 13.257(s).

⁴ Order at 8.

⁵ *Id.* at 9.

⁶ Petition by Petition of Sater, LP for Expedited Release Pursuant to Texas Water Code Section 13.2541, at Exhibit B-2 (April 21, 2022).

Respectfully submitted,

By: 

John J. Carlton
State Bar No. 03817600
The Carlton Law Firm P.L.L.C.
4301 Westbank Drive, Suite B-130
Austin, Texas 78746
(512) 614-0901
Fax (512) 900-2855
john@carltonlawaustin.com

ATTORNEYS FOR MARILEE SPECIAL
UTILITY DISTRICT

CERTIFICATE OF SERVICE

I hereby certify that I have served or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail and/or Certified Mail Return Receipt Requested to all parties on this the 5th day of December 2022.



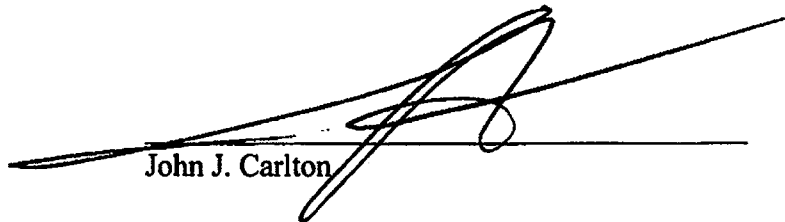
John J. Carlton

PUC REQUIRED BOUNDARY DESCRIPTION

**Marilee Special Utility District; Portion of Water Service Area CCN. 10150;
PUC Docket 53514 – Petition of SATER, L.P. to Amend Marilee Special Utility District’s
Certificate of Convenience and Necessity in Collin County by Expedited Release**

Pursuant to Texas Water Code § 13.257, Mustang Special Utility District, Successor to Marilee Special Utility District (the “District”), holder of Certificate of Convenience and Necessity No. 10150, hereby files this Boundary Description for the portion of the District’s CCN No. 10150 that was released by the Public Utility Commission of Texas (“PUC”) in a written order in Docket No. 53514. The portion of the District’s CCN that was released is described on the attached metes and bounds. The portion of the District’s CCN that was released is further depicted in the attached map prepared by the PUC.

The Boundary Description is being filed on behalf of and at the request and instruction of the District based upon information and belief. The District specifically authorizes the filing and recording of this Boundary Description to comply with Texas Water Code § 13.257 and its associated rules and regulations.


John J. Carlton

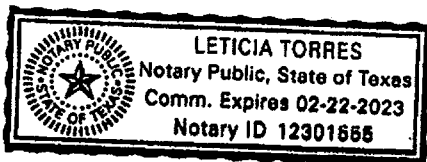
STATE OF TEXAS


§
§
§

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this date personally appeared John J. Carlton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein described.

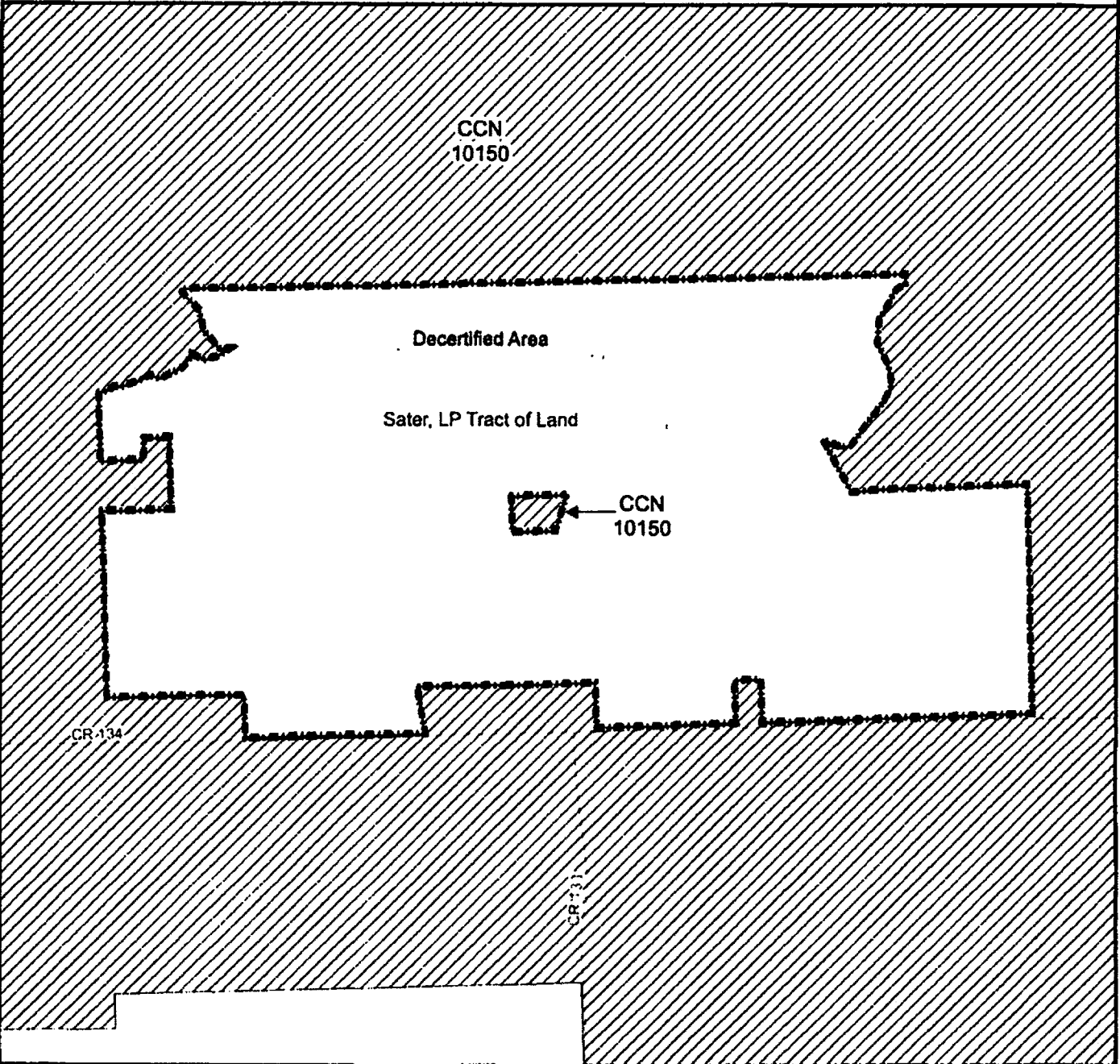
Given under my hand and seal of this office on this day, November 11, 2022.




Notary Public in and for the State of Texas


After recording, please return to:
The Carlton Firm, PLLC
4301 Westbank Drive, Suite B-130
Austin, Texas 78746

Marilee Special Utility District
Portion of Water CCN No. 10150
PUC Docket No. 53514
Petition by Sater, LP to Amend
Marilee Special Utility District's CCN by Streamlined Expedited Release in Collin County



Public Utility Commission of Texas
1701 N. Congress Ave
Austin, TX 78701

Water CCN
 10150 - Marilee SUD

 Decertified Area
 Tract of Land



Map by: Komal Patel
Date: June 21, 2022
Project: 53514MarileeSUD.mxd



Public Utility Commission of Texas

By These Presents Be It Known To All That

Marilee Special Utility District

having obtained certification to provide water utility service for the convenience and necessity of the public, and it having been determined by this Commission that the public convenience and necessity would in fact be advanced by the provision of such service, Marilee Special Utility District is entitled to this

Certificate of Convenience and Necessity No. 10150

to provide continuous and adequate water utility service to that service area or those service areas in Collin and Grayson counties as by final Order or Orders duly entered by this Commission, which Order or Orders resulting from Docket No. 53514 are on file at the Commission offices in Austin, Texas; and are matters of official record available for public inspection; and be it known further that these presents do evidence the authority and the duty of the Marilee Special Utility District to provide such utility service in accordance with the laws of this State and Rules of this Commission, subject only to any power and responsibility of this Commission to revoke or amend this Certificate in whole or in part upon a subsequent showing that the public convenience and necessity would be better served thereby.

BEING a tract of land situated in the B. E. Blackwell Survey, Abstract No. 93, and being a portion of Tract 1, a called 145.520-acre tract of land, and a portion of Tract 2, a called 129.977 acre tract of land, described in a Special Warranty Deed to Sater L.P., recorded in Instrument No. 20211217002551220 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Tract 2, a called 129.977 acre tract of land and the southwest corner of a called 0.7825-acre tract of land, described in a deed to Celina Independent School District, recorded in County Clerk's File No. 97-0036542 of the Land Records of Collin County, Texas, same also being in County Road 134, an apparent public use right of way;

THENCE South 88°49'09" West, along the southerly line of said Tract 2, a called 129.977 acre tract of land and said County Road 134, a distance of 834.38 feet to a point for corner;

THENCE South 88°48'59" West, continuing along the southerly line of said Tract 2, a called 129.977 acre tract of land and said County Road 134, a distance of 716.99 feet to a point for corner;

THENCE North 01°11'01" West, departing the southerly line of said Tract 2, a called 129.977 acre tract of land and said County Road 134, crossing said Tract 2, a called 129.977 acre tract of land, a distance of 250.00 feet to a point for corner;

THENCE South 88°48'59" West, continuing across said Tract 2, a called 129.977 acre tract of land, a distance of 150.00 feet to a point for corner;

THENCE South 01°11'01" East, continuing across said Tract 2, a called 129.977 acre tract of land, a distance of 250.00 feet to a point for corner on the southerly line of said Tract 2, a called 129.977 acre tract of land, same being in said County Road 134;

THENCE South 88°48'59" West, along the southerly line of said Tract 2, a called 129.977 acre tract of land, and said County Road 134, a distance of 802.35 feet to a point for corner;

THENCE North 00°53'33" West, departing the southerly line of said Tract 2, a called 129.977 acre tract of land and said County Road 134, crossing said Tract 2, a called 129.977 acre tract of land, a distance of 259.45 feet to a point for corner;

THENCE South 89°06'27" West, continuing across said Tract 2, a called 129.977 acre tract of land, a distance of 438.06 feet to the northeast corner of a called 3.283-acre tract of land, described in a Warranty Deed to Grayson Collin Electric Cooperative, Inc., as recorded in Volume 1238, Page 347 of the Land Records of Collin County, Texas, same being on the westerly line of said Tract 2, a called 129.977 acre tract of land;

THENCE South 89°51'50" West, along a westerly line of said Tract 2, a called 129.977 acre tract of land and the northerly line of said 3.283-acre tract, passing a southwest corner of said 129.978-acre tract and the easterly, southeast corner of said Tract 1, a called 145.520-acre tract of land, continuing along the southerly line of said Tract 1, a called 145.520-acre tract of land, a distance of 584.28 feet to feet to the northwest corner of said 3.283-acre tract;

THENCE South 09°03'35" East, along an easterly line of said Tract 1, a called 145.520-acre tract and the westerly line of said 3.283-acre tract, a distance of 276.62 feet to the southerly, southeast

corner of said Tract 1, a called 145.520-acre tract and the southwest corner of said 3.283-acre tract, same being in aforesaid County Road 134;

THENCE South 89°06'27" West, along the southerly line of said Tract 1, a called 145.520-acre tract and said County Road 134, a distance of 1,032.67 feet to a point for corner;

THENCE North 00°53'22" West, departing the southerly line of said Tract 1, a called 145.520-acre tract and said County Road 134, crossing said 145.532-acre tract, a distance of 250.00 feet to a point for corner;

THENCE South 89°06'27" West, continuing across said Tract 1, a called 145.520-acre tract, a distance of 786.16 feet to a point for corner on the westerly line of said Tract 1, a called 145.520-acre tract, same being the easterly line of a called 52.399-acre tract of land, described in a Warranty Deed with Vendor's Lien to Sater, L.P., recorded in Instrument No. 20190402000347490 of the Official Public Records of Collin County, Texas;

THENCE North 01°04'35" West, along the westerly line of said Tract 1, a called 145.520-acre tract, the easterly line of said 52.399-acre tract, a distance of 1,057.96 feet to a point for corner;

THENCE North 88°55'25" East, departing the westerly line of said Tract 1, a called 145.520-acre tract, the easterly line of said 52.399-acre tract, crossing said Tract 1, a called 145.520-acre tract, a distance of 400.54 feet to a point for corner a distance of 400.54 feet to a point for corner;

THENCE North 01°04'35" West, continuing across said Tract 1, a called 145.520-acre tract, a distance of 410.60 feet to a point for corner;

THENCE South 88°55'25" West, continuing across said Tract 1, a called 145.520-acre tract, a distance of 150.53 feet to a point for corner;

THENCE South 01°04'35" East, continuing across said Tract 1, a called 145.520-acre tract, a distance of 125.00 feet to a point for corner;

THENCE South 88°55'25" West, continuing across said Tract 1, a called 145.520-acre tract, a distance of 250.00 feet to a point for corner on the westerly line of said Tract 1, a called 145.520-acre tract, and the easterly line of said 52.399-acre tract;

THENCE North 01°04'35" West, along the westerly line of said Tract 1, a called 145.520-acre tract, the easterly line of said 52.399-acre tract and the easterly line 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, a distance of 389.95 feet to a point for corner in the center of a creek;

THENCE continuing along the westerly line of said Tract 1, a called 145.520-acre tract, the easterly line of said 192.24-acre tract and along the centerline of said creek, the following:

North 74°16'01" East, a distance of 57.88 feet to a point for corner;

North 61°00'40" East, a distance of 37.95 feet to a point for corner;

South 89°47'04" East, a distance of 44.28 feet to a point for corner;

North 72°31'18" East, a distance of 118.98 feet to a point for corner;

North 57°37'03" East, a distance of 53.54 feet to a point for corner;

South 70°54'28" East, a distance of 68.86 feet to a point for corner;

North 64°52'49" East, a distance of 145.32 feet to a point for corner;

North 36°34'40" East, a distance of 91.40 feet to a point for corner;

South 61°37'50" East, a distance of 71.92 feet to a point for corner;

North 74°22'27" East, a distance of 76.14 feet to a point for corner;

North 59°55'14" East, a distance of 90.75 feet to a point for corner;

North 85°47'43" West, a distance of 60.27 feet to a point for corner;

North 42°38'43" West, a distance of 132.00 feet to a point for corner;

North 10°23'43" West, a distance of 116.00 feet to a point for corner;

North 44°25'43" West, a distance of 142.30 feet to a point for corner;

North 22°41'43" West, a distance of 26.90 feet to the northwest corner of said Tract 1, a called 145.520-acre tract, same being the southwest corner of a called 4.41-acre tract, described in a General Warranty Deed to Robert Bishop and wife, Kimberly Bishop, recorded in Volume 6080, Page 3713 of the Land Records of Collin County, Texas;

THENCE North 89°26'23" East, departing said creek, along the northerly line of said Tract 1, a called 145.520-acre tract, the southerly line of said 4.41-acre tract, the southerly line of a called 10.58-acre tract, described in a Warranty Deed the Robert Bishop and Kimberly Ann Bishop, recorded in Instrument No. 20200714001089870 of the Official Public Records of Collin County, Texas and the southerly line of a called 25.549-acre tract, described in a Warranty Deed to Bill and Greta Morgan Living Trust, recorded in Instrument No. 20120109000022070 of the Official Public Records of Collin County, Texas, a distance of 2,585.07 feet to the northeast corner of said Tract 1, a called 145.520-acre tract and the northwest corner of aforesaid Tract 2, a called 129.977 acre tract of land;

THENCE North 89°26'23" East, along the northerly line of said Tract 2, a called 129.977 acre tract of land, the southerly line of said 25.549-acre tract and the southerly line of a called 14.98-acre tract of land, described in a Warranty Deed to David McCauley and wife, Mary J. McCauley, recorded in Volume 4569, Page 2331 of the Land Records of Collin County, Texas, a distance of 1,571.50 feet to the northeast corner of said Tract 2, a called 129.977 acre tract of land, same being on the westerly line of a called 110.98-acre tract of land, described in a Special Warranty Deed to John H. and Cindy E. Altus Revocable Trust, recorded in County Clerk's File No. 98-0096255 of the Land Records of Collin County, Texas, same being in the center of Honey Creek;

THENCE along the easterly line of said Tract 2, a called 129.977 acre tract of land, the westerly line of said 110.98-acre tract and along Honey Creek, the following:

South 02°59'37" West, a distance of 53.89 feet to a point for corner;

South 55°04'59" West, a distance of 63.15 feet to a point for corner;

South 30°04'32" West, a distance of 188.86 feet to a point for corner;

South 05°05'49" West, a distance of 135.41 feet to a point for corner;

South 24°34'41" East, a distance of 153.14 feet to a point for corner;

South 10°01'28" East, a distance of 97.31 feet to a point for corner;

South 27°52'50" West, a distance of 99.96 feet to a point for corner;

South 37°03'28" West, a distance of 318.47 feet to a point for corner;

South 76°16'39" West, a distance of 55.45 feet to a point for corner;

North 65°35'02" West, a distance of 119.39 feet to a point for corner;

South 28°28'11" East, a distance of 347.84 feet to the southwest corner of said 110.98-acre tract;

THENCE North 84°47'01" East, departing said Honey Creek, along the southerly line of said 110.98-acre tract and a northerly line of said 129.978-acre tract, a distance of 171.97 feet to a point for corner;

THENCE North 88°49'53" East, continuing along the southerly line of said 110.98-acre tract and a northerly line of said 129.978-acre tract, a distance of 836.73 feet to the northeast corner of said 129.978-acre tract;

THENCE South 00°40'05" East, along the easterly line of said 129.978-acre tract, a distance of 1,303.96 feet to the **POINT OF BEGINNING** and containing 264.12 acres of land, more or less, **Save and Except** the following described tract;

BEING a tract of land situated in the B. E. Blackwell Survey, Abstract No. 93, and being a portion of Tract 1, a called 145.520-acre tract of land, described in a Special Warranty Deed to Sater L.P., recorded in Instrument No. 20211217002551220 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at the northeast corner of said Tract 1, a called 145.520-acre tract of land and the northwest corner of Tract 2, a called 129.977 acre tract of land, described in said Special Warranty Deed to Sater L.P., recorded in Instrument No. 20211217002551220 of the Official Public Records of Collin County, Texas;

THENCE South 17°26'05" West, along the easterly line of said Tract 1, a called 145.520-acre tract of land and the westerly line of said Tract 2, a called 129.977 acre tract of land, a distance of 1,272.43 feet to the **POINT OF BEGINNING** of the herein described tract;

THENCE South 17°26'05" West, continuing along the easterly line of said Tract 1, a called 145.520-acre tract of land and the westerly line of said Tract 2, a called 129.977 acre tract of land, a distance of 215.75 feet to a point for corner;

THENCE South 89°06'27" West, departing the easterly line of said Tract 1, a called 145.520-acre tract of land and the westerly line of said Tract 2, said a called 129.977 acre tract of land, crossing said Tract 1, a called 145.520-acre tract of land, a distance of 249.00 feet to a point for corner;

THENCE North 00°53'33" West, continuing across said Tract 1, a called 145.520-acre tract of land, a distance of 204.80 feet to a point for corner;

THENCE North 89°06'27" East, continuing across said Tract 1, a called 145.520-acre tract of land, a distance of 316.84 feet to the **POINT OF BEGINNING** and containing 1.33 acres of land, more or less.

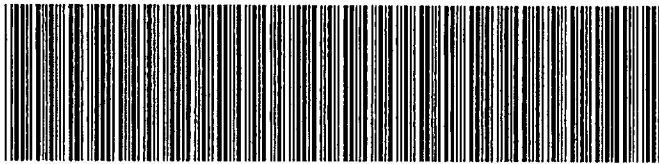
LEAVING a Net Area of 262.79 acres of land, more or less.

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





VG-58-2022-2022000168446

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000168446

Real Property

MISCELLANEOUS

Recorded On: November 23, 2022 09:02 AM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2022000168446
Receipt Number: 20221123000093
Recorded Date/Time: November 23, 2022 09:02 AM
User: Kacy M
Station: Station 8

Record and Return To:

THE CARLTON LAW FIRM
4301 WESTBANK DR #B130
AUSTIN TX 78746



STATE OF TEXAS
Collin County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX