

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 01-0283647**

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**APPLICATION OF REMUDA 530, LP PURSUANT TO STATEWIDE RULE 76 FOR APPROVAL OF A QUALIFIED SUBDIVISION FOR A TOTAL OF A 159.66 ACRE TRACT OF LAND IN THE M.M.Y. MUSQUIZ SURVEY NO. A-467, BEXAR COUNTY, TEXAS.**

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**FINAL ORDER**

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on September 20, 2013. The proceeding having been duly submitted to the Railroad Commission of Texas at conference held in its offices in Austin, Texas, the Commission makes the following Findings of Fact and Conclusions of Law.

**FINDINGS OF FACT**

1. At least ten days' notice was given to the applicant and owners of possessory mineral interests and mineral lessors in the proposed qualified subdivision. Notice of Hearing was published in The San Antonio Express-News, a newspaper of general circulation in Bexar County, Texas, for four consecutive weeks, on August 16, 2013, August 23, 2013, August 30, 2013 and September 6, 2013. The proposed qualified subdivision is located in Bexar County, Texas.
2. No protest was filed, and no one appeared at the hearing to protest the application.
3. Remuda Ranch 530, LP is the developer of the Remuda Ranch subdivision. Remuda Ranch 530, LP owns surface acreage in the proposed qualified subdivision and holds authority to represent and does represent all other surface owners of the land within the proposed qualified subdivision, as evidenced by powers of attorney introduced into evidence at hearing. Thus, all of the surface ownership in the proposed qualified subdivision is represented in this hearing.
4. The proposed qualified subdivision is located in Bexar County, a county having a population in excess of 400,000 (population of 1,714,777 per 2010 US census with the 2012 population estimated at 1,785,704 by the U.S. Census Bureau).

5. The proposed qualified subdivision has been subdivided in a manner authorized by law by the surface owner for residential use, pursuant to ordinances relating to zoning, platting, and subdivisions.
6. The proposed Statewide Rule 76 qualified subdivision has two operations sites of 2.44 acres and 2.53 acres, respectively, for a total of 4.97 acres. The 2.44 acre operations site is located on the eastern boundary of the proposed qualified subdivision near the mid-point of the tract on a north-south orientation. The 2.53 acre operations site is located at the northeastern corner of the proposed qualified subdivision.
7. Both operations sites are located on Galm Road, a public road which provides ingress/egress to the operations sites as well as access to pipeline easements. The two operations sites may be used by possessory mineral interest owners to explore for and produce oil and gas from beneath the proposed qualified subdivision.
8. The operations sites are located within the 159.66-acre proposed qualified subdivision and designated on the qualified subdivision plat which is attached as Exhibit A. Field notes for the 159.66-acre proposed qualified subdivision are set forth in Exhibit B. Field notes for the two operations sites are set forth as Exhibit C.
9. The proposed qualified subdivision plat contains provision for road and pipeline access via public road to allow use of the operations sites within the proposed qualified subdivision.
10. In the 2.5 mile area of review around the proposed qualified subdivision, there has been no mineral development. There are no oil or gas wells within 2.5 miles of the proposed qualified subdivision and there are no oil or gas fields underlying the proposed qualified subdivision.
11. The proposed operations site and pipeline and road access via a public road are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
12. Applicant has waived the issuance of an examiner's proposal for decision in this docket.
13. All parties have agreed on the record that, pursuant to the provisions of Texas Government Code §2001.144(a)(4), this Final Order shall be effective on the date a Master Order relating to this Final Order is signed.

#### CONCLUSIONS OF LAW

1. Proper notice of hearing was timely issued to appropriate persons entitled to notice.

2. All things necessary to the Commission attaining jurisdiction have occurred.
3. The application of Remuda 530, LP for Commission approval of its proposed qualified subdivision meets the requirements of Texas Natural Resources Code, Chapter 92, and Statewide Rule 76 [16 TEX. ADMIN. CODE §3.76].
4. Pursuant to §2001.144(a)(4) of the Texas Government Code, and the consent of the applicants, this Final Order is effective when a Master Order relating to this Final Order is signed on December 18, 2013.

**IT IS THEREFORE ORDERED** that the application of Remuda 530, LP for approval of a qualified subdivision containing 159.66 acres of land in the M.M.Y. Musquiz Survey No. A-467, in Bexar County, Texas, more particularly described by the metes and bounds descriptions in field notes and plats attached hereto and incorporated herein for all purposes, is hereby **APPROVED**.

It is further **ORDERED** that this Final Order is effective on December 18, 2013 when the Master Order relating to this Final Order is signed.

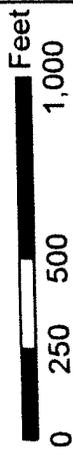
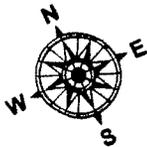
All pending motions and requests for relief not previously granted or granted herein are denied.

Done this 18th day of December, 2013.

**RAILROAD COMMISSION OF TEXAS**

**(Order approved and signatures  
affixed by Hearings Divisions'  
Unprotested Master Order dated  
December 18, 2013)**

**Exhibit A to Final Order  
Docket No. 01-0283647**



JJ  
Sanchez

MMY  
Musquiz

Kallison Ln

Galm Rd

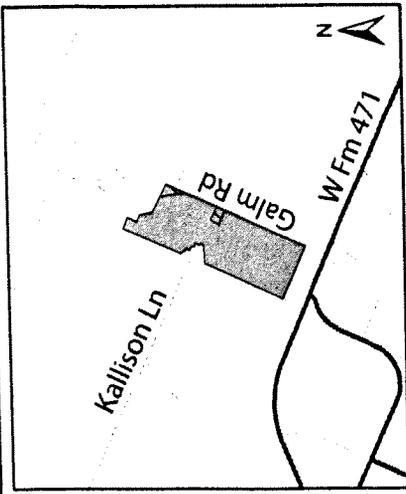


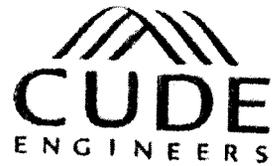
Exhibit A to Final Order  
Docket No. 01-0283647

**REMUDA 530, LP**  
**Proposed Qualified Subdivision**  
 PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76  
 FOR A  
**159.66 Acre Tract**  
 LOCATED IN THE  
**JJ Sanchez & MMY Musquiz Surveys**  
 Bexar County, Texas

**Legend**

-  Operations Sites
-  Proposed Qualified Subdivision

Exhibit B to Final Order  
Docket No. 01-0283647



Property Description  
of

159.66 acres of land situated in the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, Bexar County, Texas being out of a 185.28 acre tract of land described by Deed recorded in Volume 15247, Page 196, Official Public Records of Bexar County, Texas; said 185.28 acres now containing platted portions known as Remuda Ranch South Subdivision, Unit 1 recorded in Volume 9650, Page 222 and Remuda Ranch North Subdivision, Unit 6 recorded in Volume 9655, Page 39, both of the Official Public Records of Bexar County, Texas; said 159.66 acres of land being more particularly described as follows:

Beginning: At a point on the Northwest Right of Way line of Galm Road being the Southeast corner of said 185.28 acres and of the herein described tract;

Thence: N66°19'01"W, 1586.35 feet leaving the Northwest Right of Way line of Galm Road to a point on the Southeast line of Kallison Lane being the Southwest corner of the herein described tract;

Thence: N24°03'40"E, 104.40 feet to the Southeast line of Kallison Lane and the Northwest boundary of said 185.28 acre tract to an angle point;

Leaving the Southeast line of Kallison Lane and crossing said 185.28 acre tract, the following:

N5°51'15"E, 517.03 feet to a point of

curvature;

125.00 feet with a bearing of N05°07'48"W to the Northeast, having a radius of 50.00 feet at a central angle of 143°14'27" and a chord bearing and distance of N05°07'48"W, 125.00 feet to a point of reverse curvature;

N24°04'40"E, 65.88 feet to a point of tangency, 10 feet, a feet to a

N24°04'40"E, 65.88 feet to a point for an angle;

N65°55'20"W, 102.70 feet to a point for an angle;

N16°40'01"W, 34.16 feet to a point for an angle;

N24°04'40"E, 34.12 feet to a point for an angle;

N65°55'20"W, 120.00 feet to a point for an angle;

N24°04'40"E, 106.50 feet to a point of curvature of a non-tangent curve;

44.14 feet with the arc of a curve, concave to the Northeast, having a radius of 50.00 feet, a central angle of 50°35'04" and a chord bearing and distance of N51°27'30"W, 42.72 feet to a point of non-tangency;

S61°35'41"W, 19.38 feet to a point for an angle;

N28°24'19"W, 178.79 feet to a point on the Northwest boundary of said 185.28 acre tract for an angle;

Thence: N24°04'40"E, 1747.32 feet along the Northwest boundary of said 185.28 acre tract to an angle being the Northwest corner of the herein described tract;

Thence: Leaving the Northwest boundary and crossing said 185.28 acre tract, the following:

S65°55'20"E, 337.98 feet to a point for an angle;

S24°04'40"W, 278.17 feet to a point for an angle;

S65°55'20"E, 189.61 feet to a point for an angle;

S13°10'31"E, 383.82 feet to a point for an angle;

S64°20'32"E, 853.73 feet to a point on the Northwest Right of Way line of Galm Road being S24°12'28"W, 1330.40 feet from the intersection of the Southerly Right of Way line of Remuda Ranch Drive, said iron pin being the Southeast corner of Lot 35, Block 1 as described by subdivision plat of Canyon Park Estates at Remuda Ranch Unit 2, P.U.D Planned Unit Development recorded in Volume 9551, Page 31 of the Deed and Plat Records of Bexar County, Texas and being the Northeast corner of said 185.28 acre tract and of the herein described tract;

Thence: S24°12'28"W, 4278.50 feet with the Northwest Right of Way line of Galm Road to the POINT OF BEGINNING, containing 159.66 acres of land.

Note: Bearings used in this description are referenced to plat of Remuda Ranch South Subdivision, Unit 1 recorded in Volume 9650, Page 222, Official Public Records of Bexar County, Texas.

Reference is made to exhibit plat dated June 4, 2013 accompanying these field notes.

Job No. 01800.64B  
June 4, 2013  
JCR



**Exhibit C to Final Order**  
**Docket No. 01-0283647**



Page 1 of 2

Property Description  
of

2.44 acres of land situated in the M. M. Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, Bexar County, Texas being ALL OF Lot 901 (designated as Open Space), Block 14, County Block 4450C per plat of Remuda Ranch North Subdivision, Unit 6 recorded in Volume 9655, Page 39 of the Official Public Records of Bexar County, Texas; said 2.44 acres of land being more particularly described as follows:

- Beginning: At a point on the Northwest Right of Way line of Galm Road being the intersection of a cutback on the Southerly Right of Way line of Highland Trace;
- Thence: S24°12'28"W(reference line), 230.62 feet with the Northwest Right of Way line of Galm Road to a point being the South corner of the herein described tract;
- Thence: N65°55'20"W, 414.22 feet leaving the Northwest Right of Way line of Galm Road along the Southwest boundary of said Lot 901, Block 14 to a point being the West corner of the herein described tract;
- Thence: N24°04'40"E, 263.44 feet along the Northwest boundary of said Lot 901, Block 14 to a point on the curved Southerly Right of Way line of Highland Trace being the East corner of Lot 1, Block 14 and the North corner of the herein described tract;
- Thence: Along the Southerly Right of Way line of Highland Trace, the following:
- 21.61 feet with the arc of a curve, concave to the South, having a radius of 1489.00 feet, a central angle of 00°49'54" and a chord bearing and distance of S61°12'42"E, 21.61 feet to a point of reverse curvature;
- 135.19 feet with the arc of a curve, concave to the North, having a radius of 1511.00 feet, a central angle of 05°07'35" and a chord bearing and distance of S63°21'33"W, 135.15 feet to a point of tangency;
- N65°55'20"E, 233.25 feet to a point for a cutback;
- S20°51'26"E, 35.32 feet along said cutback to the POINT OF BEGINNING, containing 2.44 acres of land.

<b>REMUDA 530, LP</b>	
Exhibit No. : 18	
Docket No. :	01-0283647
Date:	9/20/2013

Note: Bearings used in this description are referenced to plat of Remuda Ranch North Subdivision, Unit 6 recorded in Volume 9655, Page 39 of the Official Public Records of Bexar County, Texas.

Reference is made to exhibit plat dated June 17, 2013 accompanying these field notes.

Job No. 01800.64B  
June 17, 2013  
JGR

