

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 01-0280435**

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**APPLICATION OF LHM BALCONES CREEK DEVELOPMENT, INC. TO AMEND THE COMMISSION APPROVED BALCONES CREEK SUBDIVISION AS A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A TOTAL OF A 316.863 ACRE TRACT OF LAND IN 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 March 12, 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 Boerne Star, a newspaper of general circulation in Kendall and Bexar Counties, for four consecutive weeks, on February 8, 2013; February 15, 2013; February 22, 2013 and March 1, 2013. The proposed amended qualified subdivision is located between San Antonio and Boerne. The north side of the subdivision is on the Bexar/Kendall County line.
2. On July 6, 2010 the Commission granted BP Balcones Crossing, Ltd. qualified subdivision approval of the 176.689-acre (resurveyed and found to contain 176.428 acres) Balcones Creek Subdivision in the W.H. Hughes A-340, A. Cruz A-123 and J.R. Arocha A-24 Surveys, Bexar County, Texas. LHM Balcones Creek Development, the successor to BP Balcones Crossing, Ltd., requests an amendment of that qualified subdivision pursuant to Statewide Rule 76(h) by adding 140.435 contiguous acres to the previously approved Balcones Creek Subdivision, for a total qualified subdivision size of 316.863 acres (see attached Exhibit I). LMH Balcones Creek Development, Inc. owns all of the surface acreage in the proposed qualified subdivision and thus all of the surface ownership in the proposed qualified subdivision is represented in this hearing.
3. The proposed qualified subdivision is located in Bexar County, a county having a population in excess of 400,000 (1,714,773 per 2010 US census).
4. The proposed qualified subdivision is being subdivided in a manner authorized by law by the

surface owner for residential use, pursuant to ordinances relating to zoning, platting, and subdivisions.

5. The original Balcones Creek Subdivision had two two-acre drillsite locations side by side, for a total of four acres. The proposed Statewide Rule 76 amended subdivision has two four-acre drillsite locations, for a total of eight acres, however, the shape of the four-acre site in the original subdivision has been modified due to drainage easement restrictions.
6. The proposed amended qualified subdivision includes one operations site (Drillsite Tract "A") totaling 4.00 acres on the west side of the subdivision. The operations site has access to Interstate Highway 10 along a subdivision road plus a 10 foot wide pipeline easement. The proposed amended qualified subdivision includes a second operations site (Drillsite Tract "B") totaling 4.00 acres on the east side of the subdivision. The operations site has access to Interstate Highway 10 via a 15 foot wide ingress/egress and pipeline easement. The two operations sites may be used by possessory mineral interest owners to explore for and produce minerals. The operations sites are located within the 316.863-acre proposed amended qualified subdivision and designated on the qualified subdivision plat which is attached as Exhibit II. The field notes and plat for the original 176.689-acre qualified subdivision (though subsequently resurveyed and shown to be 176.428 acres) are set forth in Exhibit III. Field notes for the additional 140.435 acres are set forth as Exhibit IV. Plats and field notes for the operations site and access for Drillsites "A" are set forth as Exhibit V. Plats and field notes for the operations site and access for Drillsite "B" are set forth as Exhibits VI.
7. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations site within the proposed qualified subdivision.
8. In the 2.5 mile area of review around the proposed amended qualified subdivision, there has been no mineral development. There are no oil or gas wells within 2.5 miles of the proposed amended qualified subdivision and there are no oil or gas fields underlying the subdivision.
9. The proposed operations site and pipeline and road easements are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
10. Applicants have waived the issuance of an examiner's proposal for decision in this docket.
11. 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 LMH Balcones Creek Development, Inc. for Commission approval of their proposed amended 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 February 26, 2013.

**IT IS THEREFORE ORDERED** that the application of LMH Balcones Creek Development, Inc. for approval of a qualified subdivision containing 316.863 acres of land in the W.H. Hughes A-340, A. Cruz A-123 and J.R. Arocha A-24 Surveys, 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 April 9, 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 9th day of April, 2013, in Austin, Texas.

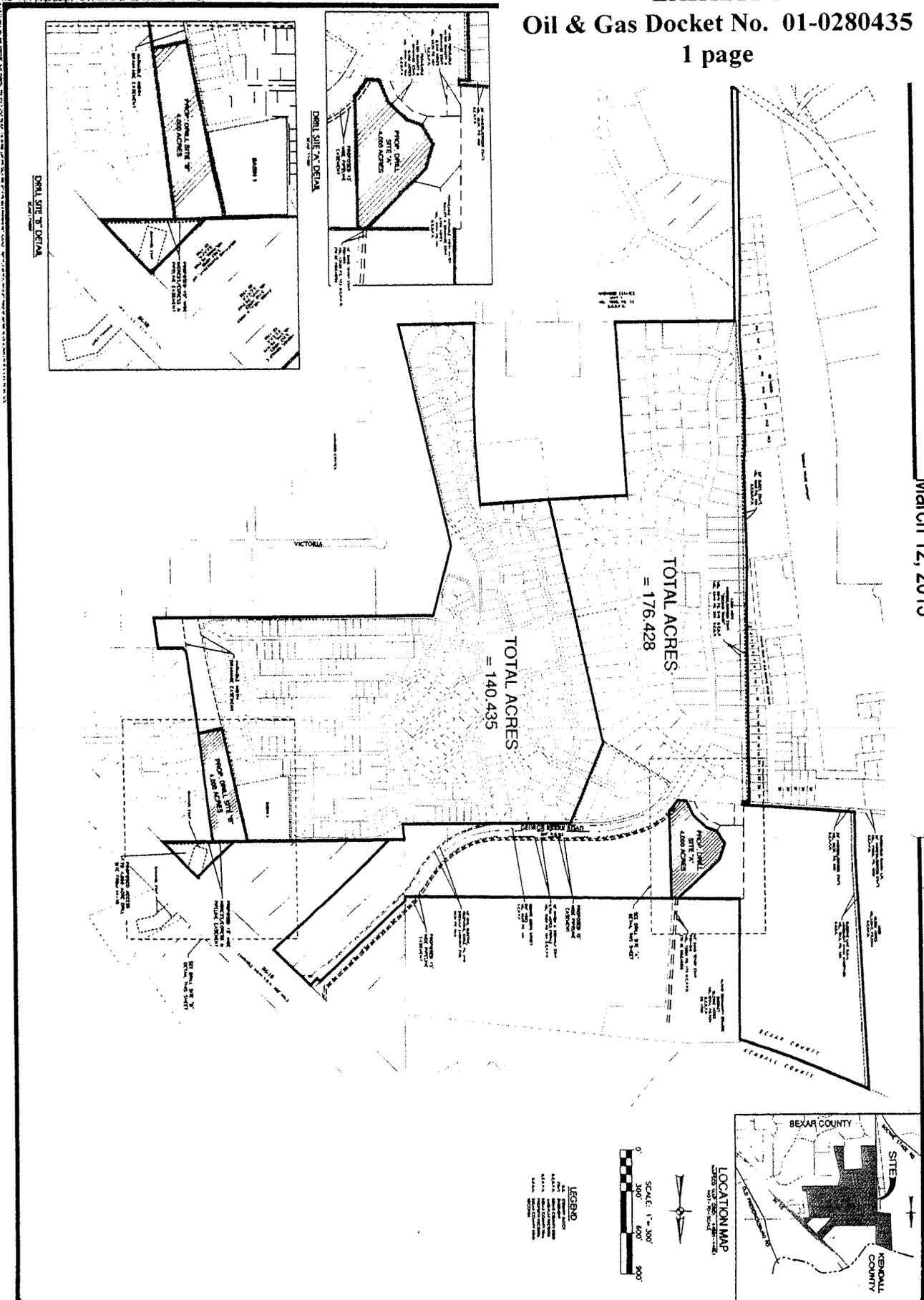
**RAILROAD COMMISSION OF TEXAS**

**(Order approved and signatures affixed by  
OGC Unprotected Master Order dated  
April 9, 2013)**

**EXHIBIT I**

**Oil & Gas Docket No. 01-0280435**

**1 page**



**Balcones Creek Development, Inc.**  
 Exhibit No. \_\_\_\_\_  
 Docket No. 01-0280435  
 March 12, 2013

DATE	1/23/13
BY	JLW/STJ
PROJECT	BALCONES CROSSING #2
LOCATION	SAN ANTONIO, TEXAS
SCALE	1" = 300'
NO.	C1.00

**BALCONES CROSSING #2**  
 SAN ANTONIO, TEXAS  
 OIL & GAS DRILLING EXHIBIT

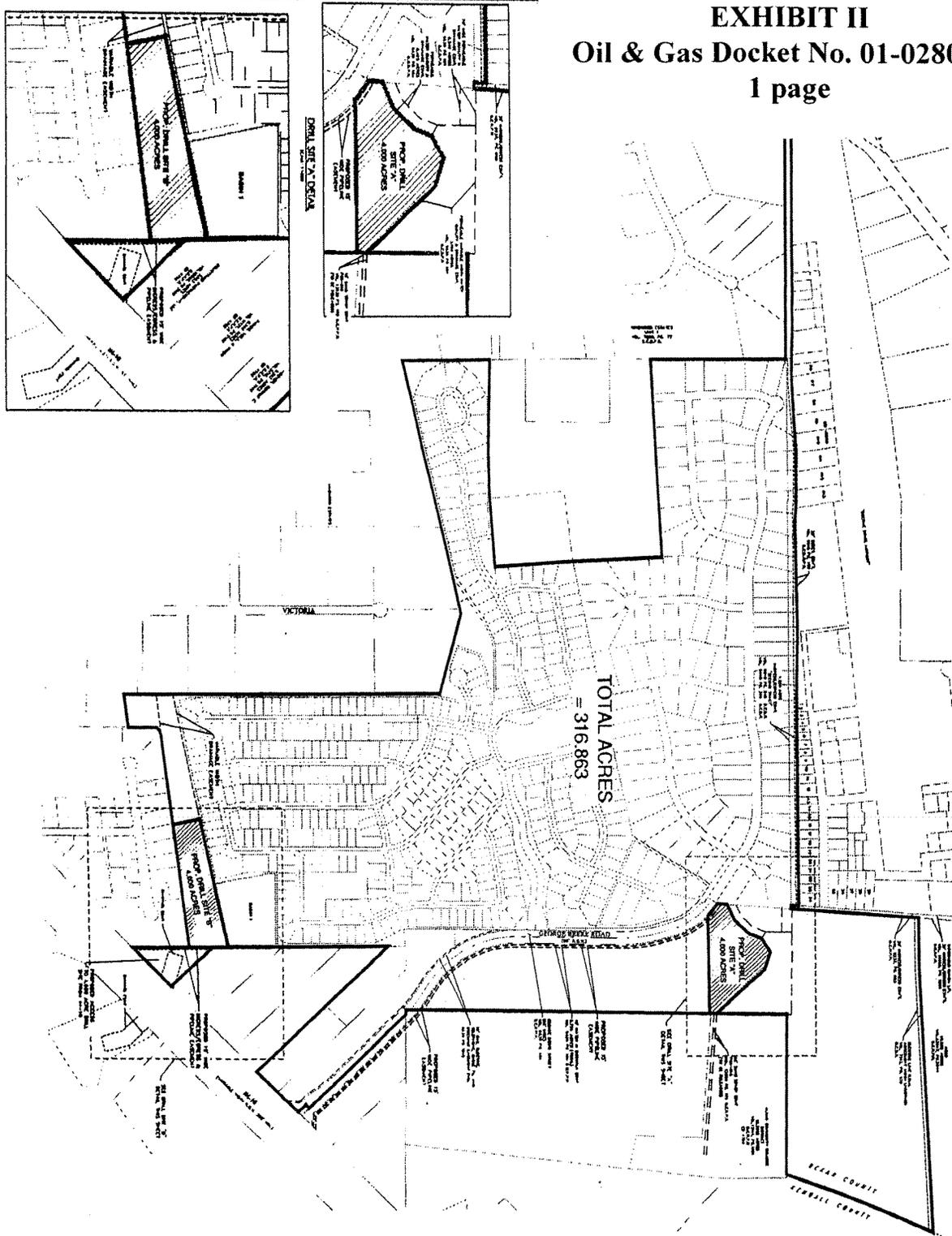
**Pape-Dawson Engineers**  
 115 EAST RAMPART | SAN ANTONIO, TEXAS 78216 | PHONE: 214.273.9000  
 FAX: 214.273.9000  
 STATE BOARD OF PROFESSIONAL ENGINEERS / CIVIL REGISTRATION / 126

NO.	REVISION	DATE

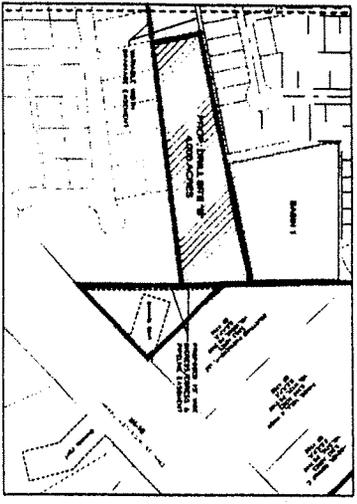
NO.	REVISION	DATE

**EXHIBIT II**  
**Oil & Gas Docket No. 01-0280435**  
**1 page**

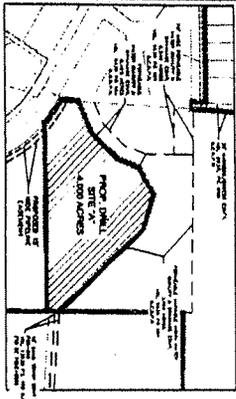
**Balcones Creek Development, Inc.**  
 Exhibit No. \_\_\_\_\_  
 Docket No. 01-0280435  
 March 12, 2013



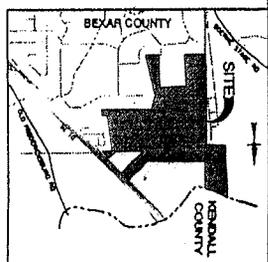
DETAILED SITE 'A'



DETAILED SITE 'B'



TOTAL ACRES  
 = 316.863



LEGEND  
 WELLS  
 PRODUCTION UNITS  
 WELL HEADS  
 WELL PATHS  
 ROAD RIGHTS-OF-WAY  
 PROPERTY LINES

DATE	12/10/12
BY	J. DAWSON
CHECKED BY	J. DAWSON
APP. BY	J. DAWSON
NO. REVISION	
DATE	

**BALCONES CROSSING #1**  
 SAN ANTONIO, TEXAS  
 OIL & GAS DRILLING EXHIBIT

**PAPE-DAWSON ENGINEERS**  
 333 EAST RAUBER | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9001  
 PLEASE PRINT OR PROFESSIONAL ENGINEERS, FROM REGISTRATION # 170

NO. REVISION	DATE

HOUSTON                      BRENHAM  
SAN ANTONIO                ROSENBERG  
COLLEGE STATION            THE WOODLANDS

*Texas Board of Professional Engineers Registration No. F-439*

**Balcones Creek Development, Inc.**  
Exhibit No. \_\_\_\_\_  
Docket No. 01-0280435  
March 12, 2013

**METES AND BOUNDS  
DESCRIPTION OF A  
176.689 ACRE TRACT OF LAND**

A Metes and Bounds description of a 176.689 acre tract of land situated in the W.H. Hughes Survey No. 173, Abstract No. 340, C.B. 4707 and the Jose Ramon Arocha Survey No. 171, Abstract No. 24, C.B. 4708, Bexar County, Texas: containing all of that certain 137.848 acre tract described instrument to BP Balcones Crossing Ltd. recorded in Volume 12064, Page 2075 of the Bexar County Real Property Records; containing all of that certain 24.12 acre tract described in instrument to B.P. Balcones Crossing, Ltd. recorded in Volume 12515, Page 416 of the Bexar County Real Property Records; containing all of that certain 9.22 acre tract described in instrument to BP Balcones Crossing, LTD recorded in Volume 12216, Page 1738 of the Bexar County Real Property Records; containing all of "Tract I" (2.84 acres) and all of "Tract II" (2.40 acres) described in instrument to BP Balcones Crossing, LTD recorded in Volume 12255, Page 540 of the Bexar County Real Property Records; containing all of that certain 86.869 acre tract described in Correction Deed from BP Balcones Crossing, LTD to Alamo Community College District recorded in Volume 12915, Page 801 of the Bexar County Real Property Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the southerly boundary of said 137.848 acre tract marking the northeast corner of said 24.12 acre tract;

THENCE, along the boundaries of said 24.12 acre tract the following three(3) courses and distances:

1. South 03°06'00" East, 1277.85 feet along the westerly boundary of that certain 42.333 acre tract described in instrument to Lucille E. Holman recorded in Volume 3836, Page 1913 of the Bexar County Real Property Records to a 1/2-inch iron rod found situated in the northerly boundary of Windwood Estates Subdivision, Unit 4, plat of which is recorded in Volume 7000, Page 72 of the Bexar County Deed and Plat Records;
2. South 89°49'09" West, 613.35 feet along the northerly boundary of said Windwood Estates to a 1/2-inch iron rod found at an angle point;
3. North 89°42'19" West, 229.24 feet along the northerly boundary of said Windwood Estates to a 1/2-inch iron rod found marking the southwest corner of said 24.12 acre tract;

THENCE, South 00°04'56" East, 1027.04 feet along the westerly boundary of said Windwood Estates Subdivision Unit 4 to a 1/2-inch iron rod found marking a southwesterly corner of said Windwood Estates Subdivision Unit 4 and the northwest corner of that certain 10.226 acre tract described in instrument to Mark G. Riser recorded in Volume 11079, Page 1015 of the Bexar County Real Property Records;

6-21-2010 

THENCE, South 00°52'07" West; 660.37 feet along the westerly boundary of said Mark G. Riser tract to a 1/2-inch iron rod found for corner in the northeasterly right-of-way line of Old Boerne Stage Road (width varies);

THENCE, North 57°08'34" West, 35.32 feet along said northeasterly right-of-way line to a 1/2-inch iron rod found marking the southeast corner of Scenic Loop Estate Subdivision, plat of which is recorded in Volume 9510, Page 199 of the Bexar County Deed and Plat Records;

THENCE, along the easterly boundary of said Scenic Loop Estates Subdivision the following five(5) courses and distances:

1. North 00°10'41" East, 1813.40 feet to a 1/2-inch iron rod set at an angle point;
2. North 04°22'54" West, 425.84 feet to a 1/2-inch iron rod set at an angle point;
3. North 00°21'02" East, 337.42 feet to a 1/2-inch iron rod found at an angle point;
4. North 03°57'05" East, 99.05 feet to a 1/2-inch iron rod set at an angle point;
5. North 00°09'24" West, 2555.95 feet to 1/2-inch iron rod found marking the northeast corner of said Scenic Loop Estates Subdivision, situated in the southerly boundary of a 30 foot wide lane;

THENCE, South 86°48'35" East, 37.73 feet along the southerly boundary of said lane to a 1/2-inch iron rod found for corner;

THENCE, North 01°41'59" East, 30.27 feet to a 1/2-inch iron rod found in the southerly boundary of the aforementioned 86.869 acre tract described in correction deed to Alamo Community College District recorded in Volume 12915, Page 801 of the Bexar County Real Property Records;

THENCE, North 85°51'44" West, 854.66 feet to a 1/2-inch iron rod found marking the southeastern-most corner of that certain 11.004 acre tract described in instrument to Threshold Ranch, LP recorded in Volume 11950, Page 1800 of the Bexar County Real Property Records;

THENCE, along the easterly boundary of said 11.004 acre tract and the westerly boundary of said 137.848 acre tract the following two(2) courses and distances:

North 00°38'45" West, 330.48 feet to a 1/2-inch iron rod found at an angle point;

North 03°22'53" West, at 1699.95 feet passing a 1/2-inch iron rod found in the southerly bank of Balcones Creek, continuing for a total distance of 1744.28 feet to a point for corner;

THENCE, generally following the centerline of Balcones Creek the following two(2) courses and distances:

1. South 68°32'44" East, 656.55 feet to an angle point;
2. South 70°14'14" East, 390.25 feet to a point for corner;

THENCE, South 00°35'27" West, along the westerly boundary of the aforementioned 15.2982 acre tract, at 54.09 feet passing a 1/2-inch iron rod found in the southerly bank of Balcones Creek, continuing for a total distance of 1062.12 feet to a 1/2-inch iron rod found marking an interior corner of said 137.848 acre tract and the southwestern-most corner of that certain 15.2982 acre tract described in instrument to Alamo Community College District recorded in Volume 12114, Page 1931 of the Bexar County Real Property Records;

THENCE, along a northerly boundary of said 137.848 acre tract and aforesaid 9.22 acre tract the following two(2) courses and distances:

1. South 89°11'50" East, 481.97 feet along the southerly boundary of said 15.2982 acre tract to a 1/2-inch iron rod found marking its southeastern-most corner and the southwestern-most corner of that certain 43.3146 acre tract described in instrument to Alamo Community College District recorded in Volume 12114, Page 1923 of the Bexar County Real Property Records;
2. South 89°23'44" East, 2033.58 feet along the southerly boundary of said 43.3146 acre tract to a 1/2-inch iron rod found for corner;

THENCE, North 00°00'23" East, 32.87 feet along the easterly boundary of said 43.3146 acre tract to a 1/2-inch iron rod found marking the southwest corner of that certain 5.25 acre tract described in instrument to Alamo Community College District recorded in Volume 12132, Page 490 of the Bexar County Real Property Records;

THENCE, North 45°39'15" East, 883.82 feet along the southeasterly boundary of said 5.25 acre tract to a 1/2-inch iron rod found marking the western-most corner of the 0.048 acre remainder of that certain tract described in instrument to Larry M. Pahl, ex ux, recorded in Volume 5863, Page 993 of the Bexar County Real Property Records;

THENCE, along the boundary of said 0.048 acre remainder tract the following two(2) courses and distances:

1. South 44°41'25" East, 30.00 feet to a 1/2-inch iron rod found for corner;
2. North 45°39'15" East, 69.86 feet to a 1/2-inch iron rod found in the southwesterly right-of-way line of Interstate Highway 10 (300 feet wide);

THENCE, South 44°15'57" East, 371.87 feet along said southwesterly right-of-way line of Interstate Highway 10 to a 1/2-inch iron rod found marking the northern-most corner of that certain 5.242 acre tract described in instrument to Ronald C. Hoover recorded in Volume 5716, Page 1149 of the Bexar County Real Property Records;

THENCE, South 45°43'38" West, 1191.68 feet along the northwesterly boundary of said 5.242 acre tract to a 1/2-inch iron rod found marking the western-most corner of said 5.242 acre tract, situated in the northerly boundary of that certain 139.004 acre tract described in instrument to L and H Leasing Company LTD., recorded in Volume 7111, Page 1967 of the Bexar County Real Property Records;

THENCE, along the boundary of said 139.004 acre tract the following seven(7) courses and distances:

1. South 89°28'43" West, 109.20 feet to a 1/2-inch iron rod found for corner;
2. South 05°47'21" East, 113.24 feet to a 1/2-inch iron rod found for corner;
3. North 89°30'08" West, 344.27 feet to a 1/2-inch iron rod found at an angle point;
4. North 89°27'13" West, 921.51 feet to a 1/2-inch iron rod found for corner;
5. South 22°41'56" West, 660.72 feet to a 1/2-inch iron rod found at an angle point;
6. South 11°35'27" East, 1206.67 feet to a 1/2-inch Iron rod found at an angle point;
7. South 11°46'38" East, 652.66 feet to a 1/2-inch iron rod found marking the northwest corner of that certain 5 acre tract described in instrument to Eleanora A. Beutnagel recorded in Volume 7787, Page 161 of the Bexar County Deed Records;

THENCE, South 86°54'38" West, 593.08 feet, along the northerly boundary of the aforementioned 42.333 acre tract described in instrument to Lucille E. Holman to the POINT OF BEGINNING, containing 176.689 acres of land in Bexar County, Texas.

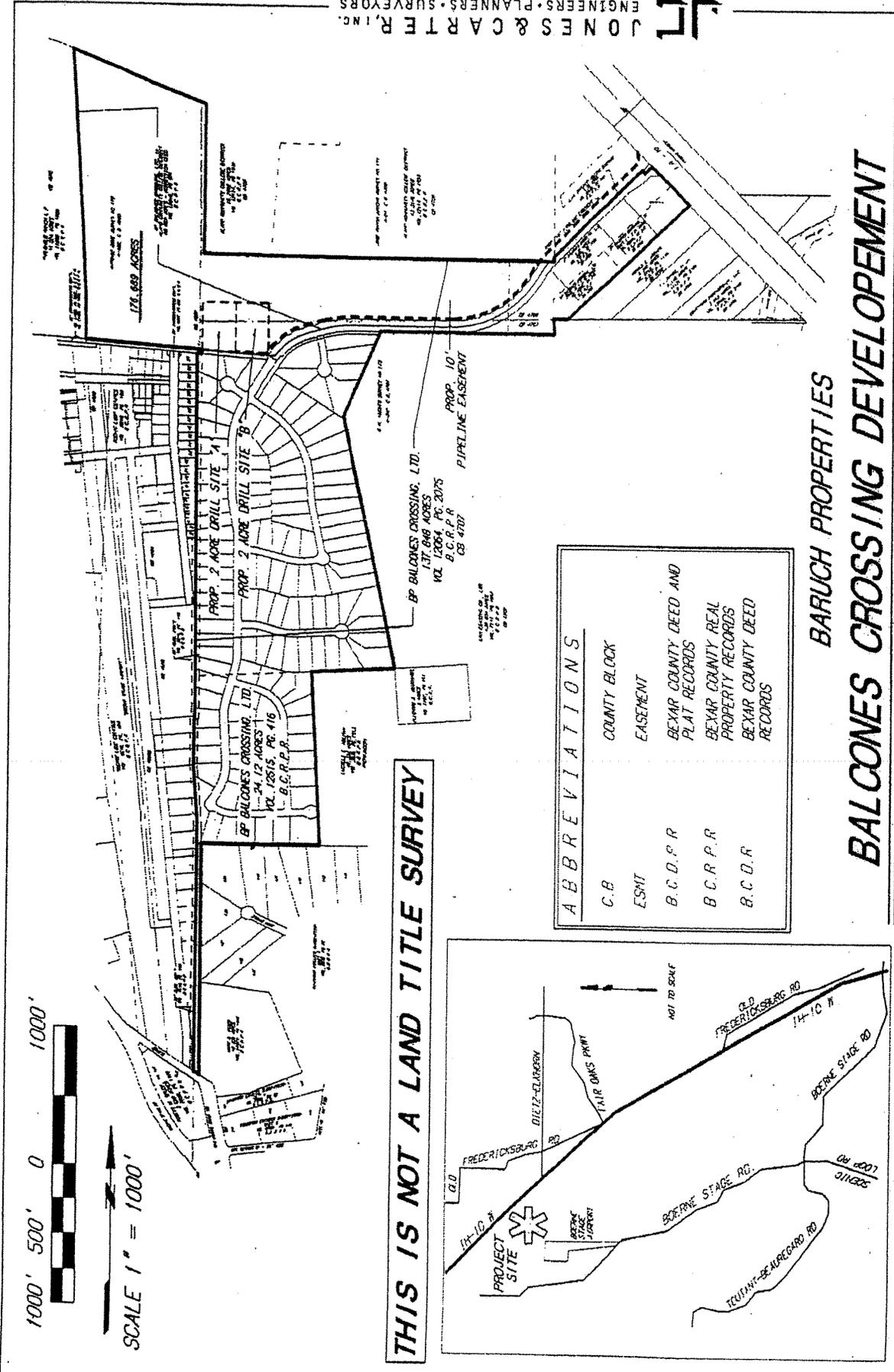
**Note:** All bearings and distances referenced herein are Texas State Plane Coordinate System grid, South Central Zone (NAD'83) as established by Global Positioning System (GPS). The grid to surface scale factor is: 1.000177

JONES & CARTER, INC.



*Michael A. Romans*

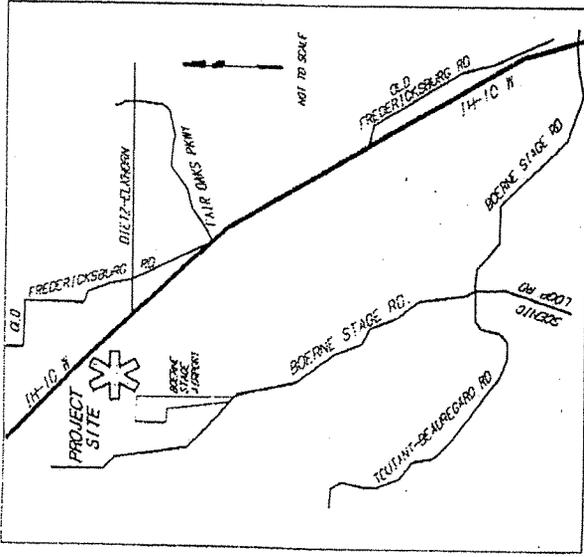
Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 6-21-2010



1000' 500' 0 1000'  
SCALE 1" = 1000'

**THIS IS NOT A LAND TITLE SURVEY**

ABBREVIATIONS	
C.B.	COUNTY BLOCK
ESMT	EASEMENT
B.C.D.P.R.	BEYAR COUNTY DEED AND PLAT RECORDS
B.C.R.P.R.	BEYAR COUNTY REAL PROPERTY RECORDS
B.C.D.R.	BEYAR COUNTY DEED RECORDS



LOCATION MAP  
(INTS)

**BARUCH PROPERTIES**  
**BALCONES CROSSING DEVELOPEMENT**  
**EXHIBIT OF ORIGINAL 176.689 ACRES**  
**WITH 2 PROPOSED 2 ACRE DRILL SITES**  
**AND PROPOSED 10' PIPELINE EASEMENT**

FILE NO 411-018-00 - REVISED 6/16/2010

**Balcones Creek Development, Inc.**

Exhibit No. \_\_\_\_\_

Docket No. 01-0280435

March 12, 2013

**EXHIBIT IV**

**Oil & Gas Docket No. 01-0280435**

**4 pages**

FIELD NOTES

FOR

A 140.435 acre, or 6,117,343 square feet more or less, tract of land, being all of a called 139.004 acre tract, described in conveyance to L & H LEASING CO., LTD. in Special Warranty deed recorded in Volume 7111, Pages 1967-1971 of the Official Public Records of Real Property of Bexar County, Texas and all of a called 1.559 acre tract described in conveyance to L & H LEASING CO. in General Warranty Deed recorded in Volume 6082, Pages 1128-1131 of the Official Public Records of Real Property of Bexar County, Texas, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 4707, Bexar County, Texas. Said 140.435 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

BEGINNING: At a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the north line of Lot 163 of the Windwood Estates Subdivision Unit 4 recorded in Volume 7000, Pages 72-73 of the Deed and Plat Records of Bexar County, Texas, a southwest corner of said called 139.004 acre tract, the southeast corner of a called 42.33 acre tract in Deed of Gift to Lucille E. Holman in Volume 3836, Pages 1913-1914 of the Official Public Records of Real Property of Bexar County, Texas, from which a found ½" iron rod, at the northeast corner of Axis Drive, a 60-foot right-of-way dedicated in said Windwood Estates Subdivision Unit 4, the northwest corner of said Lot 163 bears N 89°49'54" W, a distance of 19.53 feet;

THENCE: Along and with a west line of said called 139.004 acre tract, the east line of said called 42.333 acre tract, the following calls and distances:

N 00°01'03" E, a distance of 623.21 feet to a found ½" iron rod;

N 00°03'10" W, along and with a hog wire fence, at a distance of 300.0 feet passing the southeast corner of a 5 acre tract in Deed of Gift to Lucille E. Holman in Volume 3836, Pages 1913-1914 of the Official Public Records of Real Property of Bexar County, Texas, continuing for a total distance of 303.15 feet to a found fence post;

N 03°56'51" W, a distance of 414.88 feet to a found fence post, the northeast corner of said called 5 acre tract, an interior corner of said called 139.004 acre tract;

THENCE: S 86°09'00" W, along and with a south line of said called 139.004 acre tract, the north line of said called 5 acre tract, a distance of 521.31 feet to a found ½" iron rod, a southeast corner of a 107.903 acre tract recorded in Volume 14461, Pages 2445-2451 of the Official Public Records of Real Property of Bexar County, Texas;

THENCE: Along and with the east line of said 107.903 acre tract, a west line of said called 139.004 acre tract, the following calls and distances:

N 11°46'48" W, a distance of 652.67 feet to a found ½" iron rod;

N 11°35'47" W, a distance of 1206.92 feet to a found ½" iron rod;

N 22°40'14" E, a distance of 661.19 feet to a found ½" iron rod, on the proposed south right-of-way line of George Beere, an 86-foot right-of-way, of the Balcones Commercial Unit 1 (Plat No. 070645), an approved, but unrecorded plat, an interior corner of said 107.903 acre tract, the northwest corner of said called 139.004 acre tract;

THENCE: S 89°26'49" E, along and with the south right-of-way line of said proposed George Beere, a south line of said called 107.903 acre tract, a north line of said called 139.004 acre tract, a distance of 510.95 feet to a found ½" iron rod with a cap marked "Jones-Carter";

THENCE: Departing the south right-of-way line of said proposed George Beere, along and with a south line of said called 107.903 acre tract, a north line of said called 139.004 acre tract, the following calls and distances:

S 89°21'59" E, a distance of 255.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 89°28'03" E, at a distance of 155.73 feet passing a found ½" iron rod, continuing for a total distance of 500.00 feet to a found ½" iron rod, an angle point in a south line of said called 107.903 acre tract;

N 05°40'03" W, along an east line of said called 107.903 acre tract, a distance of 113.43 feet to a found ½" iron rod;

N 89°33'41" E, along and with a south line of said called 107.903 acre tract, at a distance of 109.2 passing a found ½" iron rod, the southwest corner of a 5.242 acre tract recorded in Volume 5716, Pages 1149-1153 of the Official Public Records of Real Property of Bexar County, Texas, a southeast corner of said called 107.903 acre tract, continuing along and with the south line of said 5.242 acre tract, the north line of said called 139.004 acre tract, at a distance of 414.5 feet passing the southwest corner of a 5.140 acre tract recorded in Volume 11121, Pages 2182-2188 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 5.242 acre tract, continuing along and with the south line of said 5.140 acre tract, the north line of said called 139.004 acre tract, at a distance of 804.6 feet passing the southwest corner of a 3.663 acre tract recorded in Volume 12660, Pages 2160-2163 of the Official Public Records of Real Property of Bexar County, Texas, the southeast corner of said 5.140 acre tract, continuing along and with the south line of said 3.663 acre tract, the north line of said called 139.004 acre tract, for a total distance of 1238.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the southwest corner of the aforementioned called 1.559 acre tract, the southeast corner of said 3.663 acre tract,

THENCE: N 46°00'11" E, along and with the northwest line of said called 1.559 acre tract, the southeast line of said 3.663 acre tract, a distance of 377.82 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", on the southwest right-of-way line of IH-10 West, a 300-foot right-of-way, the east corner of said 3.663 acre tract, the north corner of said called 1.559 acre tract;

- THENCE: S 44°17'39" E, along and with the southwest right-of-way line of IH-10 West, the northeast line of said called 1.559 acre tract, a distance of 361.05 feet to a found ½" iron rod with a cap marked "Baker", at the intersection of the north line of a 20-foot Private Lane as shown on the Oak Hill Acres Subdivision an unrecorded plat referenced in Volume 5037, Pages 582-586 of the Deed Records of Bexar County, Texas and the southwest right-of-way line of said IH-10 West, the east corner of said called 1.559 acre tract;
- THENCE: S 89°33'41" W, departing the southwest right-of-way line of IH-10 West, along and with the north line of said 20-foot Private Lane, the south line of said 1.559 acre tract, a distance of 372.35 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", the northwest corner of said 20-foot Private Lane and the northeast corner of said called 139.004 acre tract;
- THENCE: Departing the south line of said called 1.559 acre tract, along and with the west line of said Oak Hill Acres Subdivision, an east line of said called 139.004 acre tract, the following calls and distances:
- S 07°16'26" E, a distance of 687.83 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- S 06°46'56" E, a distance of 171.92 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- S 07°30'56" E, a distance of 549.13 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- S 18°57'26" E, a distance of 28.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";
- S 40°03'56" E, a distance of 32.50 feet to a found fence post, the southwest corner of Lot 12, Block 12 of said Oak Hill Acres Subdivision;
- THENCE: N 89°48'35" E, along and with the south line of said Lot 12, a north line of said called 139.004 acre tract, a distance of 183.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", a northwest corner of Lot 91 of the Windwood Estates Subdivision recorded in Volume 6500, Page 234 of the Deed and Plat Records of Bexar County, Texas;
- THENCE: S 07°12'13" E, along and with a west line of said Lot 91, an east line of said called 139.004 acre tract, a distance of 224.43 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" an interior corner of said Lot 91, a southeast corner of said called 139.004 acre tract;
- THENCE: S 89°52'53" W, along and with the north line of said Windwood Estates Subdivision, a south line of said called 139.004 acre tract, a distance of 2066.55 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" the northwest corner of Lot 85 of said Windwood Estates Subdivision, an interior corner of said called 139.004 acre tract;

THENCE: Along and with the west line of said Windwood Estates Subdivision, an east line of said called 139.004 acre tract, the following calls and distances:

S 14°49'23" W, a distance of 321.71 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 14°13'23" W, a distance of 204.80 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 06°52'37" E, a distance of 49.20 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°06'37" E, a distance of 480.40 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°11'37" E, at a distance of 69.0 feet passing the southwest corner of said Windwood Estates Subdivision, a northwest corner of a 26.935 acre tract recorded in Volume 6710, Pages 1629-1633 of the Official Public Records of Real Property of Bexar County, Texas, continuing along and with the west line of said 26.935 acre tract, an east line of said called 139.004 acre tract, for a total distance of 600.00 feet to a found ½" iron rod;

THENCE: Along and with the west line of said 26.935 acre tract, an east line of said called 139.004 acre tract, the following calls and distances:

S 13°13'37" E, a distance of 272.00 feet to a found fence post;

S 13°14'37" E, a distance of 300.00 feet to a found ½" iron rod, an interior corner of said 26.935 acre tract, a southeast corner of said called 139.004 acre tract;

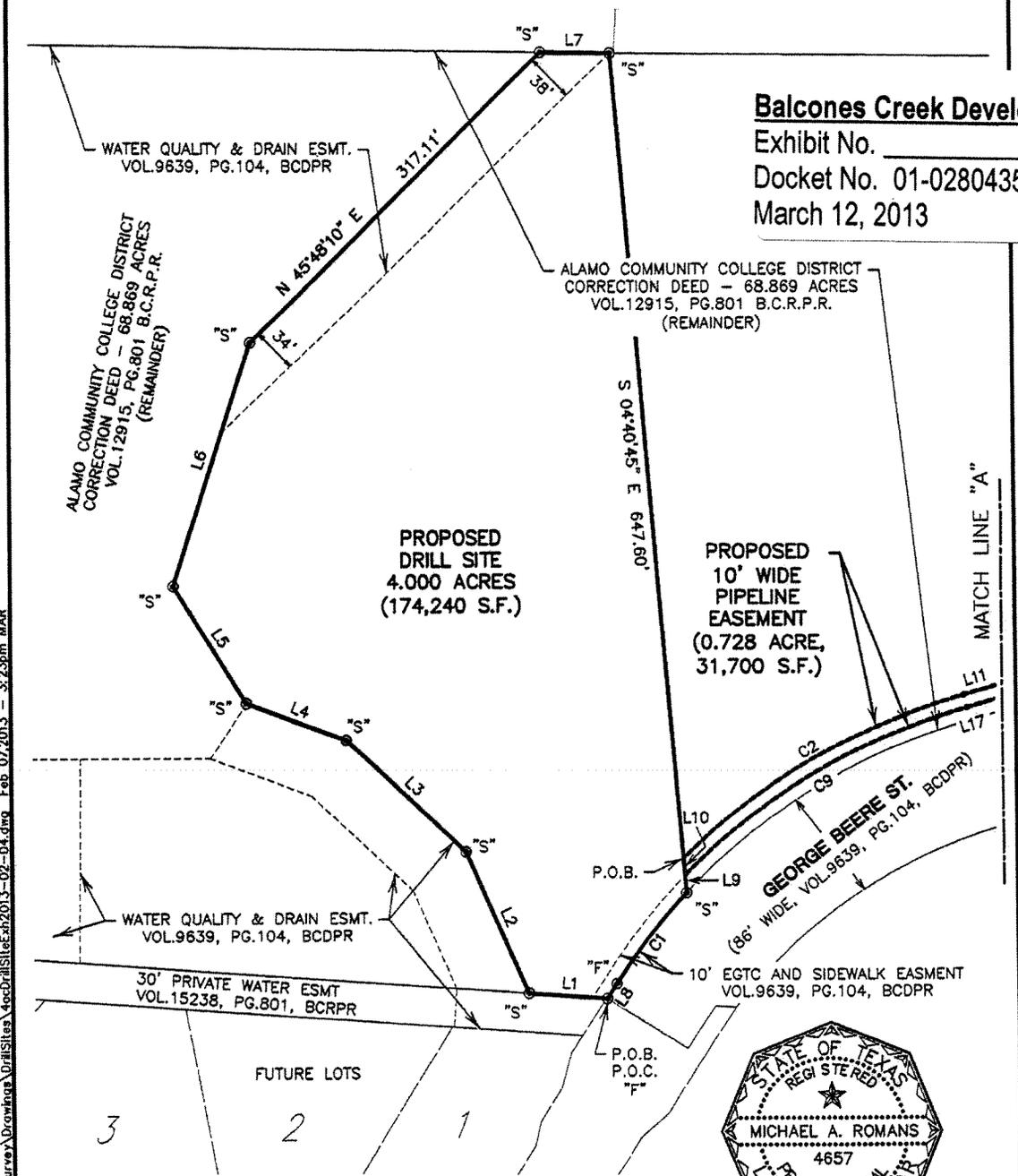
THENCE: S 89°31'23" W, along and with a north line of said 26.935 acre tract, a south line of said called 139.004 acre tract, at a distance of 303.2 feet passing the northeast corner of the aforementioned Lot 163, a northwest corner of said 26.935 acre tract, for a total distance of 579.50 feet to the POINT OF BEGINNING and containing 140.435 acres in Bexar County, Texas. Together with the non-exclusive rights to a called 0.070 of an acre tract, for ingress, egress and regress, located at the southwest corner of the herein described tract recorded in Volume 1769, Pages 471-473 of the Official Public Records of Bexar County, Texas. Said 140.435 acre tract being described in accordance with a survey made on the ground and a survey map prepared by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: September 22, 2011  
REVISED: January 27, 2012  
JOB No.: 9228-11  
DOC.ID.: N:\Survey\11\11-9200\9228-11\WORD\9228-11FN.doc

**EXHIBIT V**  
**Oil & Gas Docket No. 01-0280435**  
**7 pages**

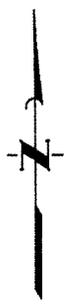
ALAMO COMMUNITY COLLEGE DISTRICT  
 15.2982 ACRES  
 VOL.12114, PG.1931 B.C.R.P.R.

**Balcones Creek Development, Inc.**  
 Exhibit No. \_\_\_\_\_  
 Docket No. 01-0280435  
 March 12, 2013



P:\PROJECTS\S0746 JA Hanna Co\001 Balcones Creek\Survey\Drawings\DrillSite\Exh2013-02-04.dwg Feb 07 2013 - 3:23pm MAR

SCALE: 1" = 100'  
 NORTH



**THIS IS NOT A LAND TITLE SURVEY**

**JC JONES & CARTER, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 1000 Central Parkway N., Suite 100  
 San Antonio, Texas 78232-5050  
 (210) 494-5511

Austin • Bracken • Bryan • Dallas • Houston  
 Newburg • San Antonio • The Woodlands

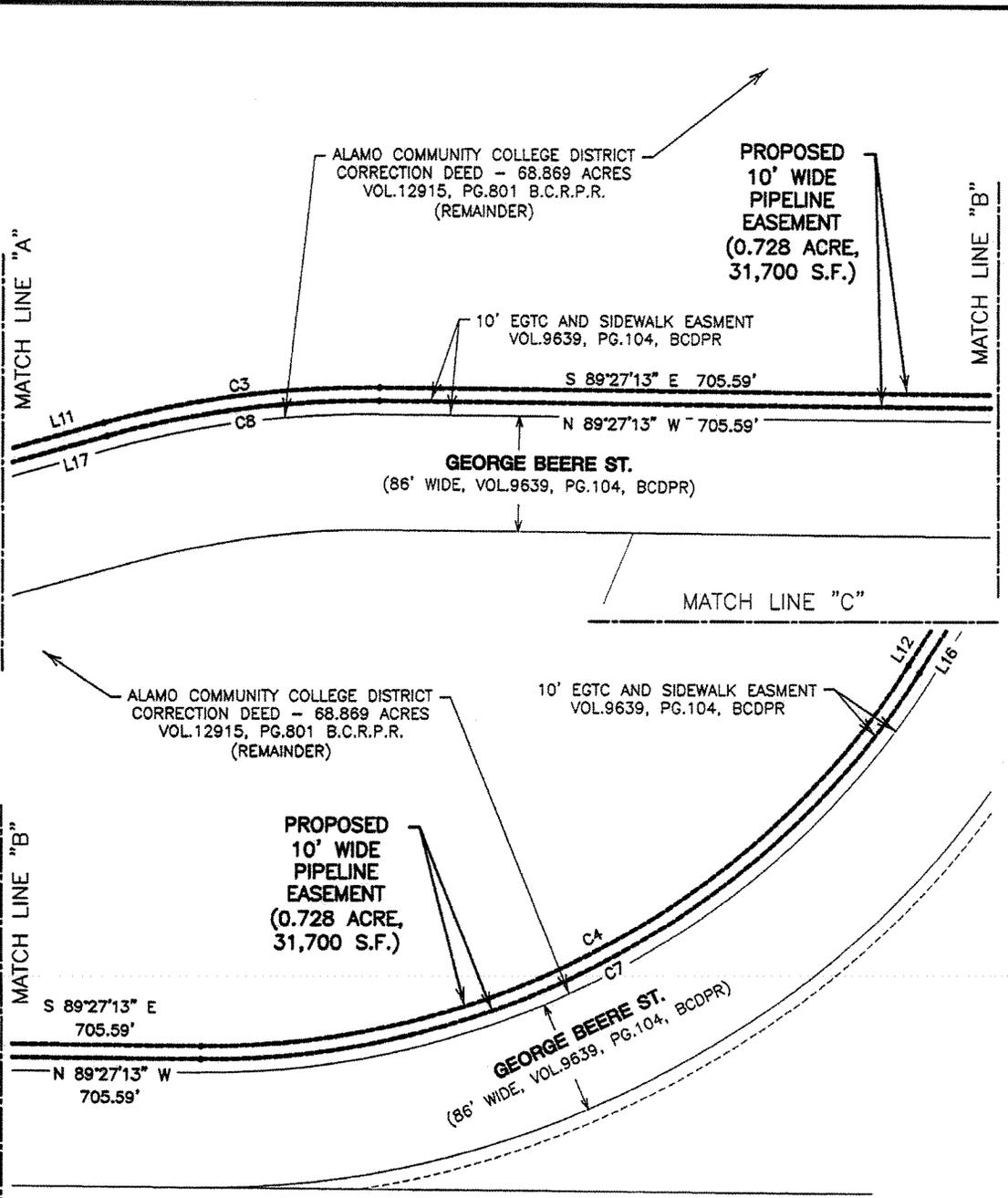
© 2013 Jones & Carter, Inc.

*Michael A. Romans*  
 2.7.2013



**EXHIBIT OF PROPOSED  
 4.000 ACRE DRILL SITE  
 AND 10' PIPELINE  
 EASEMENT  
 COUNTY BLOCK 4707  
 BEXAR COUNTY, TEXAS  
 FEBRUARY 6, 2013  
 SHEET 2 OF 4  
 JOB NO. S0746-001-17**

P:\PROJECTS\S0746 - JA Hanna Co\001 Balcones Creek Survey\Drawings\Site\Site\2013-02-04.dwg Feb 07, 2013 - 3:23pm MAR



SCALE: 1" = 100'  
NORTH



THIS IS NOT A LAND TITLE SURVEY

**JC** JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232-5050  
(210) 494-5511

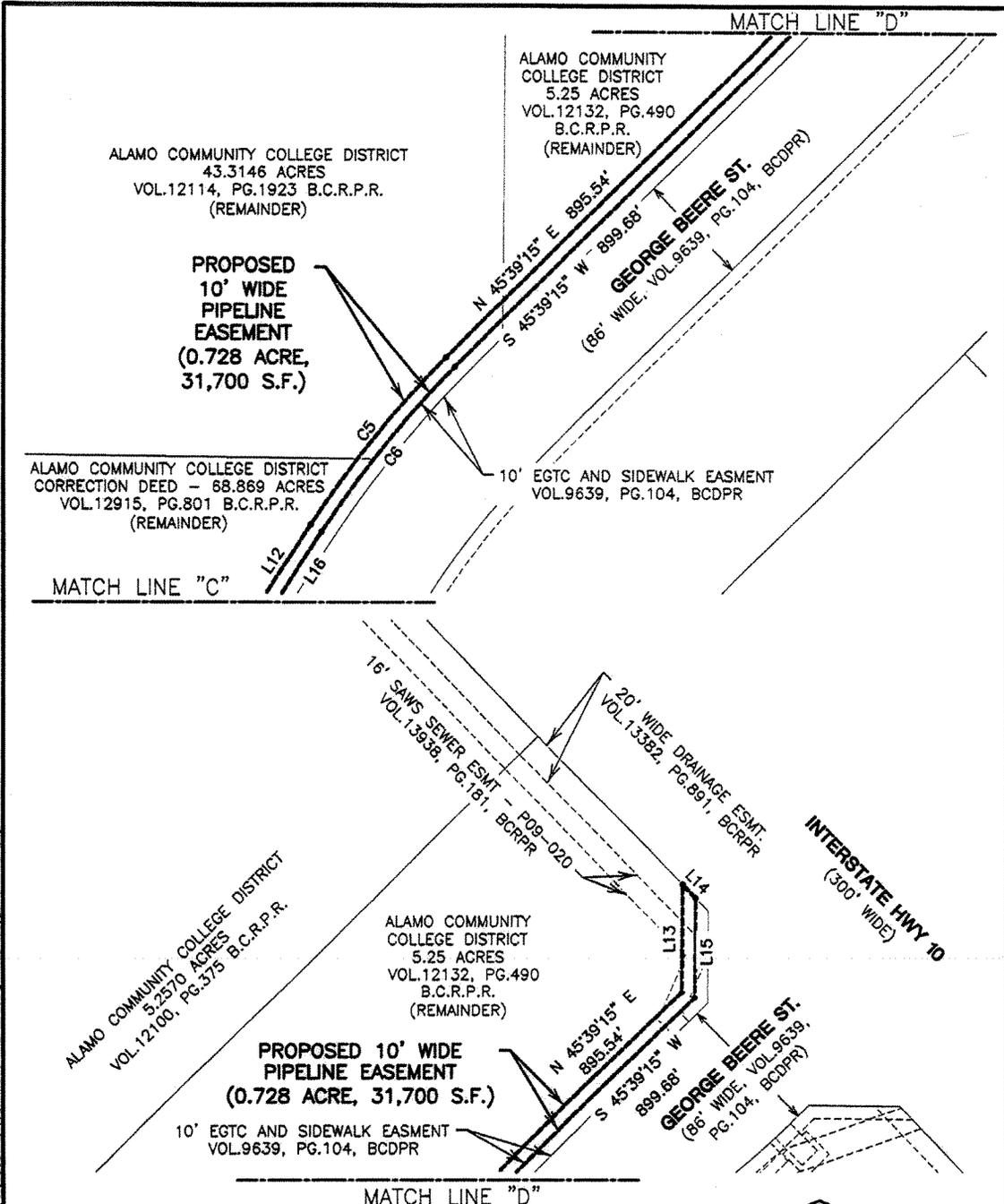
Austin • Bracken • Bryan • Dallas • Houston  
Kensinger • San Antonio • The Woodlands

*Michael A. Romans*  
2.7.2013



EXHIBIT OF PROPOSED  
4.000 ACRE DRILL SITE  
AND 10' PIPELINE  
EASEMENT  
COUNTY BLOCK 4707  
BEXAR COUNTY, TEXAS  
FEBRUARY 6, 2013  
SHEET 3 OF 4  
JOB NO. S0746-001-17

P:\PROJECTS\S0746 - JA Hanna Co\001 Balcones Creek\Survey\Drawings\Drawings\DrillSite.dwg, 2013-02-04.dwg, Feb 07, 2013 - 3:23pm MAR



SCALE: 1" = 100'  
NORTH



THIS IS NOT A LAND TITLE SURVEY

**JC** JONES & CARTER, INC.  
ENGINEERS • PLANNERS • SURVEYORS  
1000 Central Parkway N., Suite 100  
San Antonio, Texas 78232-5050  
(210) 494-5511

Austin • Branson • Bryan • Dallas • Houston  
Newberg • San Antonio • The Woodlands

*Michael A. Romans*  
2-7-2013



EXHIBIT OF PROPOSED  
4.000 ACRE DRILL SITE  
AND 10' PIPELINE  
EASEMENT  
COUNTY BLOCK 4707  
BEXAR COUNTY, TEXAS  
FEBRUARY 6, 2013  
SHEET 4 OF 4  
JOB NO. S0746-001-17

**METES AND BOUNDS  
DESCRIPTION OF A  
4.000 ACRE TRACT OF LAND**

*Texas Board of Professional Engineers Registration No. F-439*

A Metes and Bounds description of a 4.000 acre (174,240 square feet) tract of land situated in County Block 4707, Bexar County, Texas; being a portion of that certain 68.869 acre tract described in instrument to Alamo Community College District recorded in Volume 12915, Page 801 of the Bexar County Real Property Records; containing a portion of a Water Quality and Drain Easement created by plat of Balcones Commercial Unit 1 recorded in Volume 9639, Page 104 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod (with cap stamped "JONES & CARTER") found in the south boundary of said 68.869 acre tract marking the western-most corner of the George Beere Street right-of-way (86' wide) created by said plat of Balcones Commercial Unit 1;

THENCE, North 85°51'44" West, 60.63 feet along the south boundary of said 68.869 acre tract, same being the north boundary of said Water Quality and Drain Easement, to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;

THENCE, along the boundary of said Water Quality and Drain Easement the following five(5) courses and distances:

1. North 23°45'29" West, 119.43 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at an angle point;
2. North 46°49'27" West, 126.57 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at an angle point;
3. North 69°23'12" West, 81.81 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at an angle point;
4. North 31°28'31" West, 106.81 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at an angle point;
5. North 18°03'55" East, 196.28 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at an angle point within said Water Quality and Drain Easement;

THENCE, North 45°48'10" East, 317.11 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner in the north boundary of the aforesaid 68.869 acre tract and south boundary of that certain 15.2982 acre tract described in instrument to Alamo Community College District recorded in Volume 12114, Page 1931 of the Bexar County Real Property Records ;

2-7-2013 THZ

THENCE, South 89°11'08" East, 54.01 feet along said north boundary to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner;

THENCE, South 04°40'45" East, 647.60 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set for corner in the northwest right-of-way line of aforementioned George Beere Street;

THENCE, along said northwest right-of-way line of George Beere Street the following two(2) courses and distances:

1. in a southwesterly direction, along the arc of a curve to the left having a radius of 475.00 feet, a central angle of 10°43'56", an arc length of 88.97 feet, and a long chord bearing South 37°50'25" West, 88.84 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at a point of tangency;
2. South 32°28'26" West, 13.61 feet to the POINT OF BEGINNING, containing 4.000 acres of land in Bexar County, Texas, as shown on exhibit filed under Job No. S0746-001-17 in the office of Jones and Carter, Inc., San Antonio, Texas.

**Note:** The bearings, distances and areas shown hereon are Texas State Plane Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). For converting grid distances to surface, use the grid to surface scale factor of 1.000177231.

JONES AND CARTER, INC.



*Michael A. Romans*  
\_\_\_\_\_  
Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 2.7.2013

**METES AND BOUNDS  
DESCRIPTION OF A  
0.728 ACRE STRIP OF LAND**

*Texas Board of Professional Engineers Registration No. F-439*

A Metes and Bounds description of a 0.728 acre (31,700 square feet – 10 feet wide) strip of land situated in County Blocks 4707 and 4708, Bexar County, Texas; containing a portion of that certain 5.25 acre tract described in instrument to Alamo Community College District recorded in Volume 12132, Page 490 of the Bexar County Real Property Records; containing a portion of that certain 43.3146 acre tract described in instrument to Alamo Community College District recorded in Volume 12114, Page 1923 of the Bexar County Real Property Records; and containing a portion of that certain 68.869 acre tract described in instrument to Alamo Community College District recorded in Volume 12915, Page 801 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod (with cap stamped "JONES & CARTER") found in the south boundary of said 68.869 acre tract marking the western-most corner of the George Beere Street right-of-way (86' wide) created by plat of Balcones Commercial Unit 1 recorded in Volume 9639, Page 104 of the Bexar County Deed and Plat Records, and marking the southern-most southeast corner of a proposed 4.000 acre drill site;

THENCE, along the northwest right-of-way line of said George Beere Street and southeasterly boundary of said 4.000 acre tract the following two(2) courses and distances:

1. North 32°28'26" East, 13.61 feet to a 1/2-inch iron rod (with cap stamped "JONES & CARTER") set at a point of curvature;
2. in a northeasterly direction, along the arc of a curve to the right having a radius of 475.00 feet, a central angle of 10°43'56", an arc length of 88.97 feet, and a long chord bearing North 37°50'25" East, 88.84 feet to a set 1/2-inch iron rod (with cap stamped "JONES & CARTER");

THENCE, along the easterly boundary of said 4.000 acre tract the following two(2) courses and distances:

1. North 04°40'45" West, 13.37 feet to the POINT OF BEGINNING of the herein described strip of land, situated in the northerly boundary of a 10-foot wide Electric, Gas, Telephone, Cable TV and Sidewalk easement created by said plat of Balcones Commercial Unit 1;
2. North 04°40'45" West, 13.16 feet to a point for corner;

THENCE, running 20 feet north of, and parallel with the northerly right-of-way line of said George Beere Street, the following nine(9) courses and distances:

1. in a northeasterly direction, along the arc of a curve to the right having a radius of 495.00 feet, a central angle of 29°23'06", an arc length of 253.87 feet, and a long chord bearing North 59°57'31" East, 251.09 feet, to a point of tangency;
2. North 74°39'03" East, 115.51 feet to a point of curvature;
3. along the arc of a tangent curve to the right having a radius of 763.00 feet, a central angle of 15°53'44", an arc length of 211.68 feet, and a long chord bearing North 82°35'55" East, 211.00 feet, to a point of tangency;
4. South 89°27'13" East, 705.59 feet to a point of curvature;
5. along the arc of a tangent curve to the left having a radius of 637.00 feet, a central angle of 57°17'57", an arc length of 637.04 feet, and a long chord bearing North 61°53'49" East, 610.82 feet, to a point of tangency;

2.7.2013 

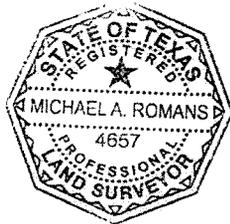
6. North 33°14'50" East, 100.00 feet to a point of curvature;
7. along the arc of a tangent curve to the right having a radius of 763.00 feet, a central angle of 12°24'25", an arc length of 165.22 feet, and a long chord bearing North 39°27'03" East, 164.90 feet, to a point of tangency;
8. North 45°39'15" East, 895.54 feet to an angle point;
9. North 00°36'15" East, 82.20 feet to a point for corner situated in the southwesterly right-of-way line of Interstate Highway 10 (300 feet wide);

THENCE, South 44°26'46" East, 14.13 feet along said southwesterly right-of-way line of Interstate Highway 10 to a point for corner situated in the northerly boundary of said 10-foot wide Electric, Gas, Telephone, Cable TV and Sidewalk easement;

THENCE, along said northerly easement boundary the following nine(9) courses and distances:

1. South 00°36'15" West, 76.36 feet to an angle point;
2. South 45°39'15" West, 899.68 feet to a point of curvature;
3. along the arc of a tangent curve to the left having a radius of 753.00 feet, a central angle of 12°24'25", an arc length of 163.05 feet, and a long chord bearing South 39°27'03" West, 162.74 feet, to a point of tangency;
4. South 33°14'50" West, 100.00 feet to a point of curvature;
5. along the arc of a tangent curve to the right having a radius of 647.00 feet, a central angle of 57°17'57", an arc length of 647.04 feet, and a long chord bearing South 61°53'49" West, 620.41 feet, to a point of tangency;
6. North 89°27'13" West, 705.59 feet to a point of curvature;
7. along the arc of a tangent curve to the left having a radius of 753.00 feet, a central angle of 15°53'44", an arc length of 208.90 feet, and a long chord bearing South 82°35'55" West, 208.23 feet, to a point of tangency;
8. South 74°39'03" West, 115.51 feet to a point of curvature;
9. along the arc of a tangent curve to the left having a radius of 485.00 feet, a central angle of 30°23'08", an arc length of 257.21 feet, and a long chord bearing South 59°27'30" West, 254.20 feet, to the POINT OF BEGINNING, containing 0.728 acre of land in Bexar County, Texas, as shown on exhibit filed under Job No. S0746-001-17 in the office of Jones and Carter, Inc., San Antonio, Texas.

**Note:** The bearings, distances and areas shown hereon are Texas State Plane Coordinate System grid, South Central Zone (NAD'83), as determined by Global Positioning System (GPS). For converting grid distances to surface, use the grid to surface scale factor of 1.000177231.



JONES AND CARTER, INC.

*Michael A. Romans*

Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 2-7-2013

FIELD NOTES  
FOR  
DRILL SITE 'B'

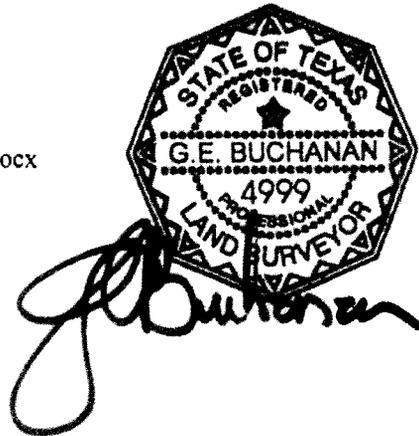
A 4.000 acre, or 174,219 square feet more or less, tract of land out of a 140.435 acre tract conveyed to HM Leonard, L.P. in Special Warranty Deed recorded in Volume 15570, Pages 2202-2210 of the Official Public Records of Bexar County, Texas, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 4707, Bexar County, Texas. Said 4.000 acre tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

- BEGINNING: At a found ½" iron rod with yellow cap stamped "Pape-Dawson" northeast corner of Lot 24, Block 12 of the Oak Hill Acres Subdivision recorded in Volume 5037, Pages 582-586 of the Official Public records of Real Property of Bexar County, Texas, an northeast interior corner of said 140.435 acre tract;
- THENCE: S 07°16'26" E, along and with the west line of said Oak Hills Acres, the east line of said 140.435 acre tract, a distance of 687.83 feet to a found ½" iron rod with yellow cap stamped "Pape-Dawson";
- THENCE: S 06°46'56" E, continuing along and with the west line of said Oak Hills Acres, the east line of said 140.435 acre tract, a distance of 125.35 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";
- THENCE: S 78°23'31" W, departing the west line of said Oak Hills Acres, over and across said 140.435 acre tract, a distance of 176.22 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";
- THENCE: N 11°36'29" W, continuing over and across said 140.435 acre tract, a distance of 857.91 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" on the north line of said 140.435 acre tract, the south line of a 3.663 acre tract recorded in Volume 12660, Pages 2160-2163 of the Official Public records of Real Property of Bexar County, Texas;

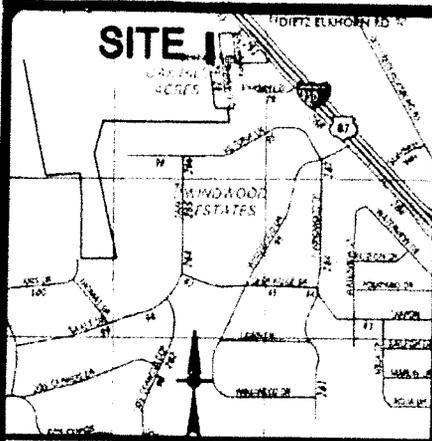
4.000 Acres  
Job No. 7785-03  
Page 2 of 2

THENCE: N 89°33'41" E, along and with the north line of said 140.435 acre tract, the south line of said 3.663 acre tract at a distance of 91.76 feet passing a found ½" iron rod with yellow cap stamped "Pape-Dawson" for a northwest corner of said 140.435 acre tract and continuing for a total distance of 243.36 feet to the POINT OF BEGINNING, and containing 4.000 acres in Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 7785-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: January 25, 2013  
Job No.: 7785-03  
File: N:\CIVIL\7785-03\WORD\7785-03 FN-4.000 AC.docx  
TBPE Firm Registration #470  
TBPLS Firm Registration #100288-00



EX 6-2 OF 5



**LOCATION MAP**

MAPSCO MAP GRID 44681  
NAD 83 COORDINATE

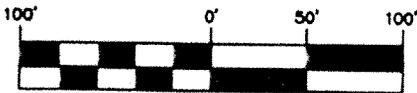
**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCALE: 1"=100'



**DRILL SITE 'B'**  
**4.000 ACRES**

(174,219 SQUARE FEET MORE OR LESS)

EXHIBIT  
OF  
DRILL SITE 'B'

A 4.000 ACRE, OR 174,219 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF A 140.435 ACRE TRACT CONVEYED TO H.M. LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS.



565 EAST PANNEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.378.8000  
FAX: 210.378.8010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, PUBLIC REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, PUBLIC REGISTRATION # 10098-08

OWNER: COURTYARD PARTNERSHIP, LLC  
3.863 ACRES  
(VOL. 12860, PGS. 2160-2163 O.P.R.)

OWNER: L&H LEASING CO.  
140.435 ACRES  
(VOL. 11570, PGS. 2202-2210 O.P.R.)

M-10 WEST  
(300-FOOT  
RIGHT-OF-WAY)

N89°33'41"E 243.36'  
**P.O.B**  
FD. IRON  
ROD (PD)

20' PRIVATE LANE  
AS SHOWN BY PLAT IN  
(VOL. 5037, PGS.  
582-586 D.R.)

FD. IRON  
ROD (BAKER)

OWNER: L&H LEASING CO.  
140.435 ACRES  
(VOL. 11570, PGS.  
2202-2210 O.P.R.)

N11°36'29"W 857.91'

687.83'  
S07°16'26"E 687.83'  
(VOL. 9324, PGS. 1109-1110 O.P.R.)  
EMALD H JOHN III

LANA BROWN  
0.6887 ACRE  
(VOL. 7318, PGS.  
855-858 O.P.R.)

B L O C K

EDWARD F. SHERRY  
DESSIE LANE SHER  
(VOL. 6334, PGS.  
392-394 O.P.R.)

FD. IRON  
ROD (PD)

FELIPE SANCHEZ &  
LUCILA SANCHEZ  
(VOL. 2951, PGS.  
1965-1968 O.P.R.)

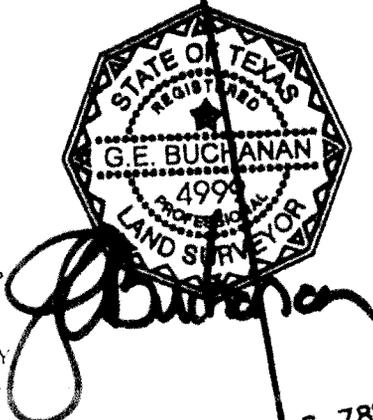
S 06°46'56" E  
125.35'

MARY GLADYS JONES  
(VOL. 11399, PGS.  
1348-1350 O.P.R.)

S 78°23'31" W  
176.22'

MARTIN PINEDO &  
JULIANITA PINEDO  
(VOL. 8683, PGS.  
455-458 O.P.R.)

EX 6-3 OF 5



Date: Jan. 28, 2013, 11:01am User: J2: BBuchanan  
File: H:\CML\7785-03\7785-03 exhibit.dwg

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

FIELD NOTES  
FOR  
15-FOOT INGRESS/EGRESS & PIPELINE EASEMENT

A 0.175 of an acre, or 7,633 square feet more or less, easement tract of land out of a 140.435 acre tract conveyed to HM Leonard, L.P. in Special Warranty Deed recorded in Volume 15570, Pages 2202-2210 of the Official Public Records of Bexar County, Texas, out of the W.H. Hughes Survey No. 173, Abstract 340, County Block 4707, Bexar County, Texas. Said 0.175 of an acre easement tract being more fully described as follows, with bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the South Central Zone:

**BEGINNING:** At a found 1/2" iron rod with cap stamped "BAKER" on the southwest right-of-way line of Interstate Highway 10, a variable width right-of-way, the southeast corner of a 20' private lane as shown on Oak Hills Acres Subdivision recorded in Volume 5037, Pages 582-586 of the Deed Records of Bexar County, Texas, and the east corner of said 140.435 acre tract;

**THENCE:** S 89°33'41" W, departing the southwest right-of-way line of said Interstate Highway 10, along and with the north line of said 20' private lane, the south line of said 140.435 acre tract, a distance of 523.95 feet to a found 1/2" iron rod with yellow cap stamped "Pape-Dawson" at the southeast corner of a 3.663 acre tract recorded in Volume 12660, Pages 2160-2163 of the Official Public records of Real Property of Bexar County, Texas;

**THENCE:** N 46°00'11" E, along and with a northwest line of said 140.435 acre tract, the southeast line of said 3.663 acre tract, a distance of 21.77 feet to a point;

**THENCE:** N 89°33'41" E, over and across said 140.435 acre tract, a distance of 493.76 feet to a point on the southwest right-of-way line of said Interstate Highway 10, the northeast line of said 140.435 acre tract;

**THENCE:** S 44°17'39" E, along and with the southwest right-of-way line of said Interstate Highway 10, the northeast line of said 140.435 acre tract, a distance of 20.80 feet to the POINT OF BEGINNING and containing 0.175 of an acre in Bexar County, Texas. Said easement tract being described in accordance with an exhibit prepared under job number 7785-03 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

DATE: January 25, 2013

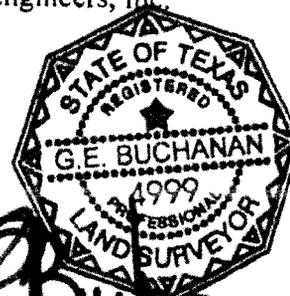
Job No.: 7785-03

File: N:\CIVIL\7785-03\WORD\7785-030.175 AC IN-ESMT.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-00

Page 1 of 1



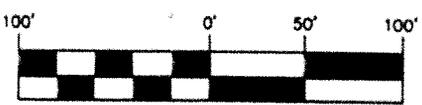


**LOCATION MAP**  
MAPSCO MAP GRID: 44611  
NOT TO SCALE

**LEGEND:**

- DR DEED RECORDS OF BEXAR COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- FIR FOUND 1/2" IRON ROD

SCALE: 1" = 100'



**NOTES:**

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

**15' INGRESS/EGRESS & PIPELINE EASEMENT**  
**0.175 ACRE**  
(7,633 SQUARE FEET MORE OR LESS)

**IH-10 WEST**  
(300-FOOT RIGHT-OF-WAY)

OWNER: COURTYARD PARTNERSHIP, LLC  
3.663 ACRES  
(VOL. 12660, PGS. 2160-2163 O.P.R.)

OWNER: L&H LEASING CO.  
140.435 ACRES  
(VOL. 11570, PGS. 2202-2210 O.P.R.)

S 44°17'39" E  
20.80'

**P.O.B**  
FD. IRON ROD (BAKER)

FD. IRON ROD (PD)

N 89°33'41" E 493.76'  
FD. IRON ROD (PD) S 89°33'41" W 523.95'

N 46°00'11" E 21.77'  
OWNER: L&H LEASING CO.  
140.435 ACRES  
(VOL. 11570, PGS. 2202-2210 O.P.R.)

EWALD H JOHN III  
(VOL. 9324, PGS. 1109-1110 O.P.R.)  
24

20' PRIVATE LANE AS SHOWN BY PLAT IN (VOL. 5037, PGS. 582-586 D.R.)



*G.E. Buchanan*

**PAPE-DAWSON ENGINEERS**

355 EAST RAMSEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000  
FAX: 210.375.9010  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, P.E. REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, P.L.S. REGISTRATION # 102299-00

EXHIBIT OF

15-FOOT INGRESS/EGRESS & PIPELINE EASEMENT  
A 0.175 OF AN ACRE, OR 7,633 SQUARE FEET MORE OR LESS, EASEMENT TRACT OF LAND OUT OF A 140.435 ACRE TRACT CONVEYED TO HM LEONARD, L.P. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 15570, PAGES 2202-2210 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE W.H. HUGHES SURVEY NO. 173, ABSTRACT 340, COUNTY BLOCK 4707, BEXAR COUNTY, TEXAS.

EX 6-5 OF 5

SHEET 1 OF 1

JANUARY 25, 2013

JOB No.: 7785-03

Date: Jan 26, 2013 10:13am User ID: EBuchanan File: N:\CME\7785-03\7785-03 PL-ESM.dwg