

**RAILROAD COMMISSION OF TEXAS**  
**OFFICE OF GENERAL COUNSEL**  
**HEARINGS SECTION**

**OIL & GAS DOCKET NO. 01-0265614**

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**APPLICATION OF BP BALCONES CROSSING, LTD. TO CONSIDER APPROVAL OF  
A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 176.689  
ACRE TRACT OF LAND, BEXAR COUNTY, TEXAS**

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**FINAL ORDER**

The Commission finds that after statutory notice the captioned proceeding was heard by the examiner on June 11, 2010. This 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.
  - a. A title policy was provided to BP Balcones Crossing, Ltd. by Chicago Title Company. The title company researched mineral ownership of lands within the proposed qualified subdivision from property records of Bexar County and from County tax records. The chain of mineral title was followed to the last known owners of record and last known addresses were provided to BP Balcones Crossing, Ltd.
  - b. A representative of BP Balcones Crossing, Ltd. researched all mineral owners of record by general interest internet search and specific city search of last known addresses. Telephone directories for the cities where the mineral owners were last known to reside were also searched for current addresses.
  - c. Despite a diligent search, current mailing addresses could not be found for some mineral owners. As a consequence, in addition to direct mailing of notice to mineral owners for which current addresses were found, notice of the BP Balcones Crossing, Ltd. application was published once per week for four consecutive weeks in The Boerne Star, a newspaper having general circulation in Bexar and Kendall Counties.
2. BP Balcones Crossing, Ltd., requests the Commission's qualified subdivision approval of the proposed 176.689 acre Balcones Creek Subdivision in the W. H. Hughes A-340, A Cruz A-123, and J R Arocha A-24 Surveys, Bexar County, Texas. The application is unopposed.

3. BP Balcones Crossing, Ltd. and Alamo Community College District are the owners of the surface estate of all acreage in the proposed qualified subdivision. BP Balcones Crossing, Ltc. has authority to represent, and does represent, all surface owners of land contained in the proposed qualified subdivision.
4. The proposed qualified subdivision is located in Bexar County, a county having a population in excess of 400,000. According to U. S. Census Bureau estimates, Bexar County had a 2009 population of 1,651,448.
5. The proposed qualified subdivision will be subdivided in a manner authorized by law by the surface owners for residential use and for use by Alamo Community College District. All subdivision and plat approvals necessary under local governmental law will be obtained.
6. The proposed qualified subdivision contains 176.689 acres, including two operations sites with a surface area of 2.0 acres each that possessory mineral interest owners may use to explore for and produce minerals. A plat and legal description of the proposed qualified subdivision are attached to this Final Order as Appendix 1 which is incorporated into this finding by reference.
7. The proposed qualified subdivision has an irregular shape. The two operations sites reserved on the subdivision plat are adjacent to each other and are located roughly in the center of the proposed qualified subdivision. A plat and legal descriptions of the two operations sites are attached to this Final Order as Appendix 2 which is incorporated into this finding by reference.
8. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations sites. Road access to the proposed operations sites is provided for by a road which extends in a northeasterly direction from the operations sites to IH-10 and by a road easement extending from the operations sites along the western boundary of the qualified subdivision. A pipeline easement is reserved on the plat of the qualified subdivision and parallels the road easement that runs from the operations sites northeast to IH-10. A plat showing the reserved pipeline easement and a legal description of the pipeline easement is attached to this Final Order as Appendix 3 which is incorporated into this finding by reference.
9. The area within 2.5 miles of the proposed qualified subdivision has not been developed for minerals. There are no oil or gas wells within 50 square miles of the boundary of the proposed qualified subdivision, and there are no known Commission designated oil or gas fields which underlie the proposed qualified subdivision.

10. The proposed operations sites and pipeline and road easements are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited. Directional drilling from the proposed operations sites will reach all portions of the proposed qualified subdivision, and the reserved road and pipeline easements will allow adequate access to the proposed operations sites.
11. BP Balcones Crossing, Ltd. has waived the issuance of an examiner/s proposal for decision in this docket.
12. All parties have agreed on the record that this final order shall be effective as of 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 BP Balcones Crossing, Ltd. 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 agreement of all parties, this final order is effective when a Master Order relating to this final order is signed on July 6, 2010.

**IT IS THEREFORE ORDERED** that the application of BP Balcones Crossing, Ltd. for approval of a qualified subdivision containing 176.689 acres of land in the W. H. Hughes Survey, A-340, A Cruz Survey, A-123, and J R Arocha Survey, A-24, Bexar County, Texas, as more particularly set forth in the plat and legal description attached to this final order as Appendix 1, with operations sites, as more particularly set forth in the plat and legal descriptions attached to this final order as Appendix 2, and pipeline easement, as more particularly set forth in the plat and legal description attached to this final order as Appendix 3, is hereby **APPROVED**, subject to the following condition.

#### CONDITION

1. BP Balcones Crossing, Ltd. shall apply for and obtain all subdivision and plat approvals necessary under local governmental law.

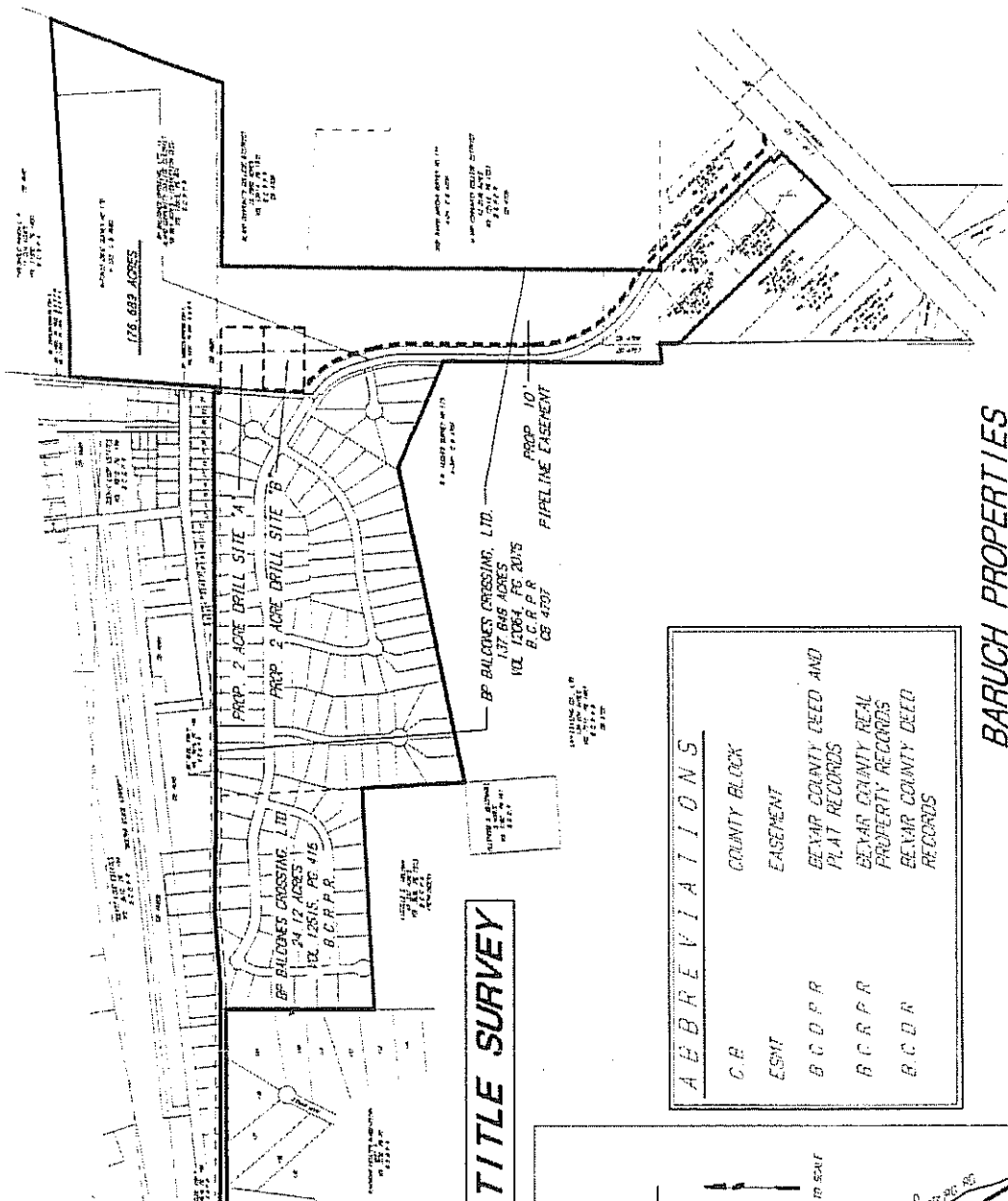
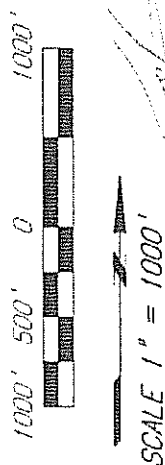
It is further **ORDERED** that this final order shall be effective on July 6, 2010, when the Master Order relating to this final order is signed.

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

Done this 6<sup>th</sup> day of July, 2010, in Austin, Texas.

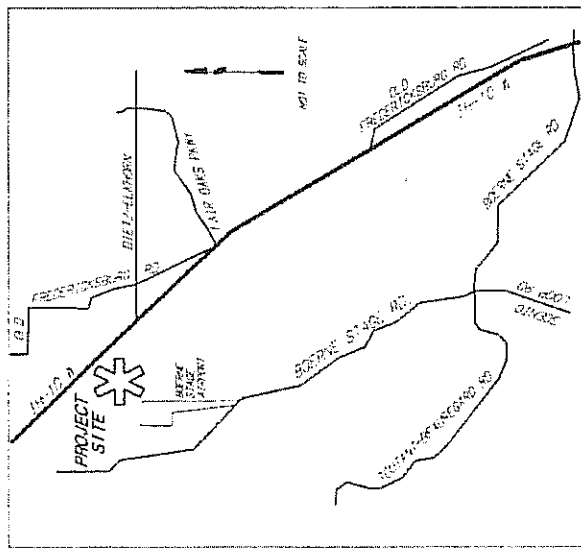
**RAILROAD COMMISSION OF TEXAS**

**(Order approved and signatures affixed by  
OGC Unprotested Master Order dated  
July 6, 2010)**



**THIS IS NOT A LAND TITLE SURVEY**

ABBREVIATIONS	
C.B.	COUNTY BLOCK
E.S.M.T.	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



BARUCH PROPERTIES

**BALCONES CROSSING DEVELOPEMENT**

**EXHIBIT OF ORIGINAL 176.689 ACRES  
WITH 2 PROPOSED 2 ACRE DRILL SITES  
AND PROPOSED 10' PIPELINE EASEMENT**

**LOCATION MAP**  
(INTS)

**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;

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*

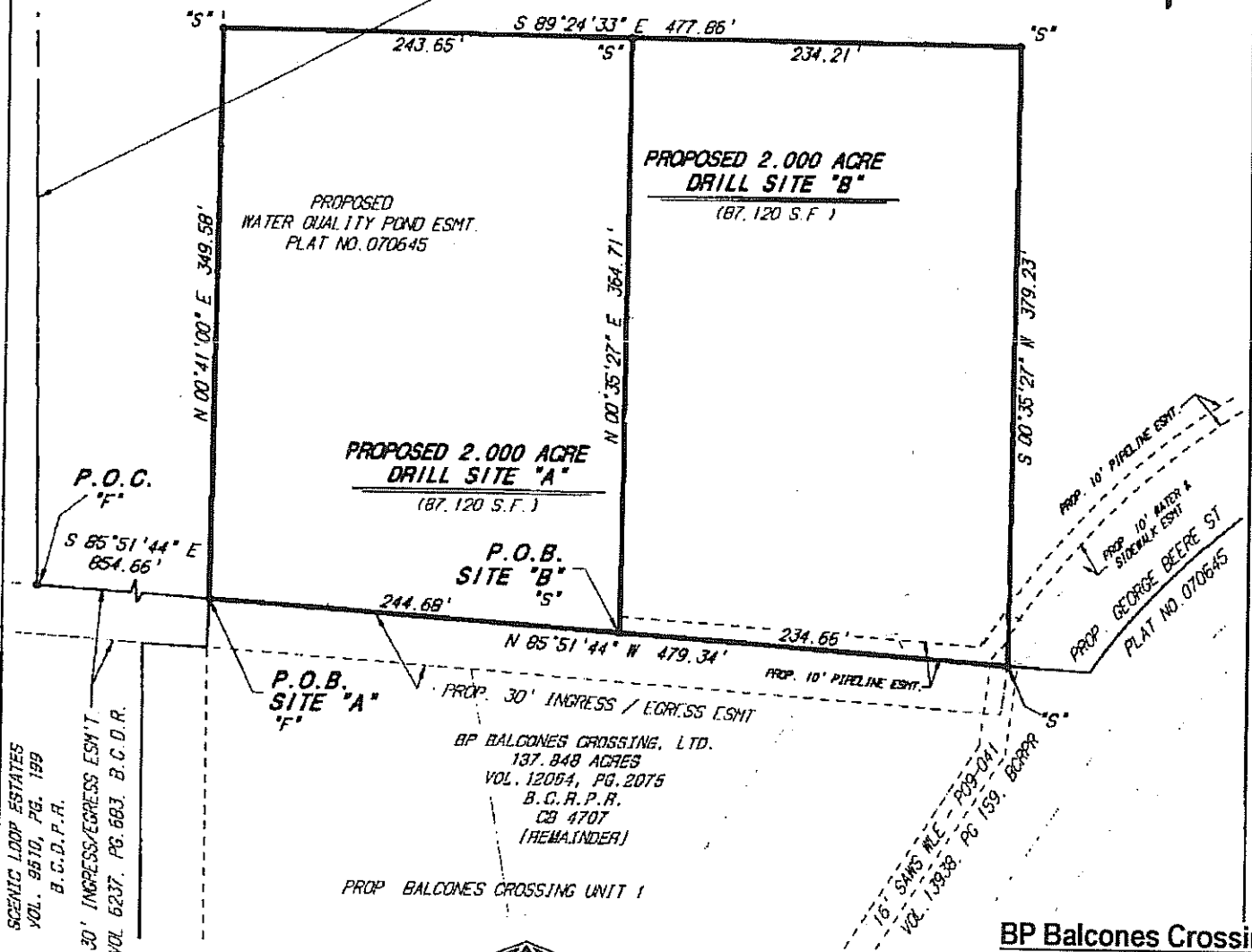
Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 6-21-2010

**THIS IS NOT A LAND TITLE SURVEY**

SCALE 1" = 100'

- "S" = SET 1/2-INCH IRON ROD (WITH PLASTIC CAP)
- "F" = FOUND 1/2-INCH IRON ROD
- B.C.R.P.R. ——— BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.R. ——— BEXAR COUNTY DEED RECORDS
- P.O.B. ——— POINT OF BEGINNING
- P.O.C. ——— POINT OF COMMENCING

BP BALCONES CROSSING, LTD. to ALAMO COMMUNITY COLLEGE DISTRICT CORRECTION DEED - 68.868 ACRES VOL. 12815, PG. 801, BCRPR PARENT TRACT CB 4707



**BP Balcones Crossing, LTD**  
 Exhibit No. 6  
 Docket Number 01-0265614  
 June 11, 2010

Michael A. Romans  
 4-1-2010



**EXHIBIT OF 2 PROPOSED  
 2-ACRE DRILL SITES  
 AT THE  
 ACCD - NORTH CENTRAL CAMPUS  
 BEXAR COUNTY, TEXAS  
 MARCH 31, 2010**

**NOTE:** ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (G.P.S.) GRID TO SURFACE SCALE FACTOR IS 1.000177

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

A Metes and Bounds description of a 2.000 acre (87,120 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 correction deed to Alamo Community College District (ACCD) 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 found marking the western-most southwest corner of said 68.869 acre tract, situated in the northerly boundary of a 30-foot wide ingress/egress easement described in instrument recorded in Volume 6237, Page 683 of the Bexar County Deed Records;

THENCE, South 85°51'44" East, 854.66 feet along the southerly boundary of said 68.869 acre tract to a 1/2-inch iron rod found marking the northwest corner of the remainder of that certain 137.848 acre tract described in instrument to BP Balcones Crossing, Ltd. recorded in Volume 12064, Page 2075 of the Bexar County Real Property Records, and the POINT OF BEGINNING of the herein described tract;

THENCE, North 00°41'00" East, 349.58 feet along the wasterly boundary of a proposed drainage easement and a proposed water quality pond easement (plat no.070645) to a 1/2-inch iron rod (with plastic cap stamped "JONES & CARTER") set for corner;

THENCE, South 89°24'33" East, 243.65 feet to a 1/2-inch rod (with plastic cap stamped "JONES & CARTER") set for corner;

THENCE, South 00°35'27" West, 364.71 feet to a 1/2-inch iron rod (with plastic cap stamped "JONES & CARTER") set in the southerly boundary of the aforesaid 68.869 acre tract;

THENCE, North 85°51'44" West, 244.68 feet along the southerly boundary of said 68.869 acre tract to the POINT OF BEGINNING, containing 2.000 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 411-018-00 in the office of Jones & Carter, Inc., San Antonio, Texas.

**Note:** The bearings and distances 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 combined grid to surface scale factor of 1.000177.



JONES & CARTER, INC.

*Michael A. Romans*

Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 4-1-2010

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THENCE, South 85°51'44" East; along the southerly boundary of said 68.869 acre tract; at 854.66 feet passing a 1/2-inch iron rod found marking the northwest corner of the remainder of that certain 137.848 acre tract described in instrument to BP Balcones Crossing, Ltd. recorded in Volume 12064, Page 2075 of the Bexar County Real Property Records; continuing for a total distance of 1099.34 feet to a 1/2-inch iron rod (with plastic cap stamped "JONES & CARTER") set marking the POINT OF BEGINNING of the herein described tract of land;

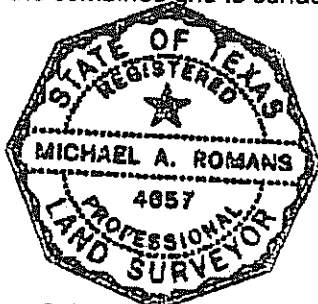
THENCE, North 00°35'27" East, 364.71 feet to a 1/2-Inch iron rod (with plastic cap stamped "JONES & CARTER") set for corner;

THENCE, South 89°24'33" East, 234.21 feet to a 1/2-Inch rod (with plastic cap stamped "JONES & CARTER") set for corner;

THENCE, South 00°35'27" West, 379.23 feet to a 1/2-inch iron rod (with plastic cap stamped "JONES & CARTER") set in the southerly boundary of the aforesaid 68.869 acre tract and in the northwesterly right-of-way line of proposed George Beere Street (plat no.070645);

THENCE, North 85°51'44" West, 234.66 feet along the southerly boundary of said 68.869 acre tract to the POINT OF BEGINNING, containing 2.000 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 411-018-00 in the office of Jones & Carter, Inc., San Antonio, Texas.

**Note:** The bearings and distances 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 combined grid to surface scale factor of 1.000177.



JONES & CARTER, INC.

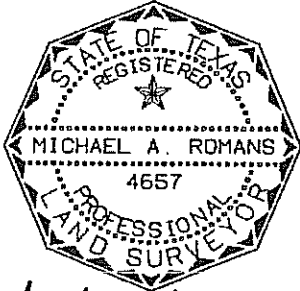
*Michael A. Romans*

Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 4-1-2010

Baurch Properties – Balcones Crossing  
2.000 acre Drill Site "B" on ACCD Property  
Job No. 411-018-00 - March 31, 2010 - Page 1 of 1

**EXHIBIT OF PROPOSED  
0.807 ACRE PIPELINE  
EASEMENT AT THE  
ACCD - NORTH CENTRAL CAMPUS  
BEXAR COUNTY, TEXAS  
MARCH 31, 2010**

SCALE 1" = 200'



Michael A. Romans  
4-1-2010

LINE DATA		
T NO	DIRECTION	DISTANCE
4	S 74°39'03" W	115.51'
5	S 32°29'26" W	19.01'
6	N 74°39'03" E	115.51'
11	N 65°51'43" W	223.30'
12	N 00°35'27" E	10.15'
13	S 85°52'52" E	218.07'
14	N 32°29'28" E	12.81'

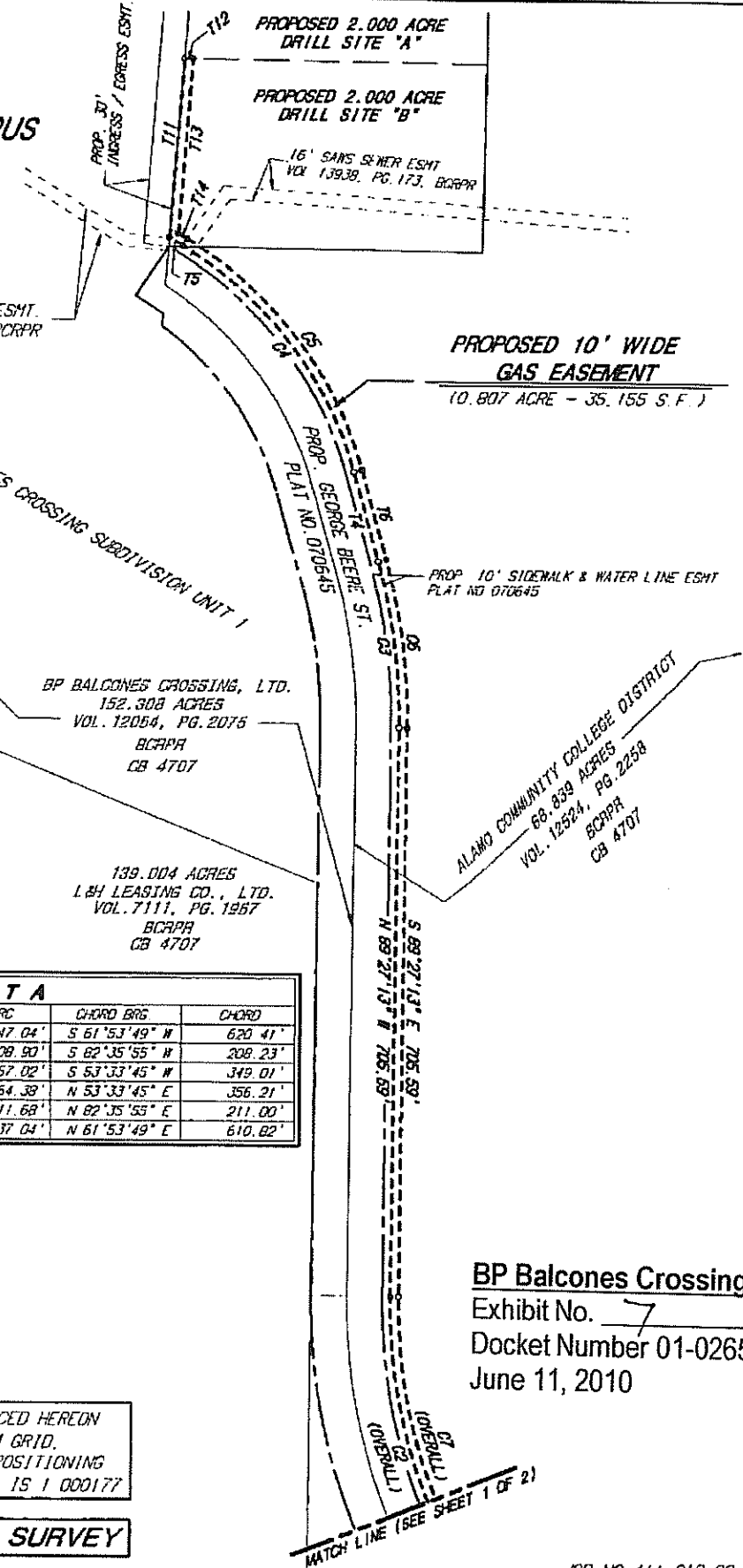
CURVE DATA						
C NO	DELTA	RADIUS	TANGENT	ARC	CHORD BRG	CHORD
2	057°17'57"	647.00'	353.48'	647.04'	S 61°53'49" W	620.41'
3	015°53'44"	753.00'	105.13'	208.90'	S 82°35'55" W	208.23'
4	042°10'37"	485.00'	187.03'	357.02'	S 53°33'45" W	349.01'
5	042°10'37"	485.00'	190.89'	364.38'	N 53°33'45" E	356.21'
6	015°53'44"	753.00'	106.52'	211.68'	N 82°35'55" E	211.00'
7	057°17'57"	637.00'	348.02'	637.04'	N 61°53'49" E	610.82'

**ABBREVIATIONS**

- "F1" = FOUND 1-INCH SQUARE IRON ROD
- "F" = FOUND 1/2-INCH IRON ROD
- B C R P R ——— BEXAR COUNTY REAL PROPERTY RECORDS
- B C D R ——— BEXAR COUNTY DEED RECORDS
- P O B. ——— POINT OF BEGINNING
- P O C ——— POINT OF COMMENCING

**NOTE:** ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (G.P.S.). GRID TO SURFACE SCALE FACTOR IS 1.000177

**THIS IS NOT A LAND TITLE SURVEY**



**BP Balcones Crossing, LTD**  
Exhibit No. 7  
Docket Number 01-0265614  
June 11, 2010

SCALE 1" = 200'

**EXHIBIT OF PROPOSED  
0.807 ACRE PIPELINE  
EASEMENT AT THE  
ACCD - NORTH CENTRAL CAMPUS  
BEXAR COUNTY, TEXAS  
MARCH 31, 2010**

**ABBREVIATIONS**

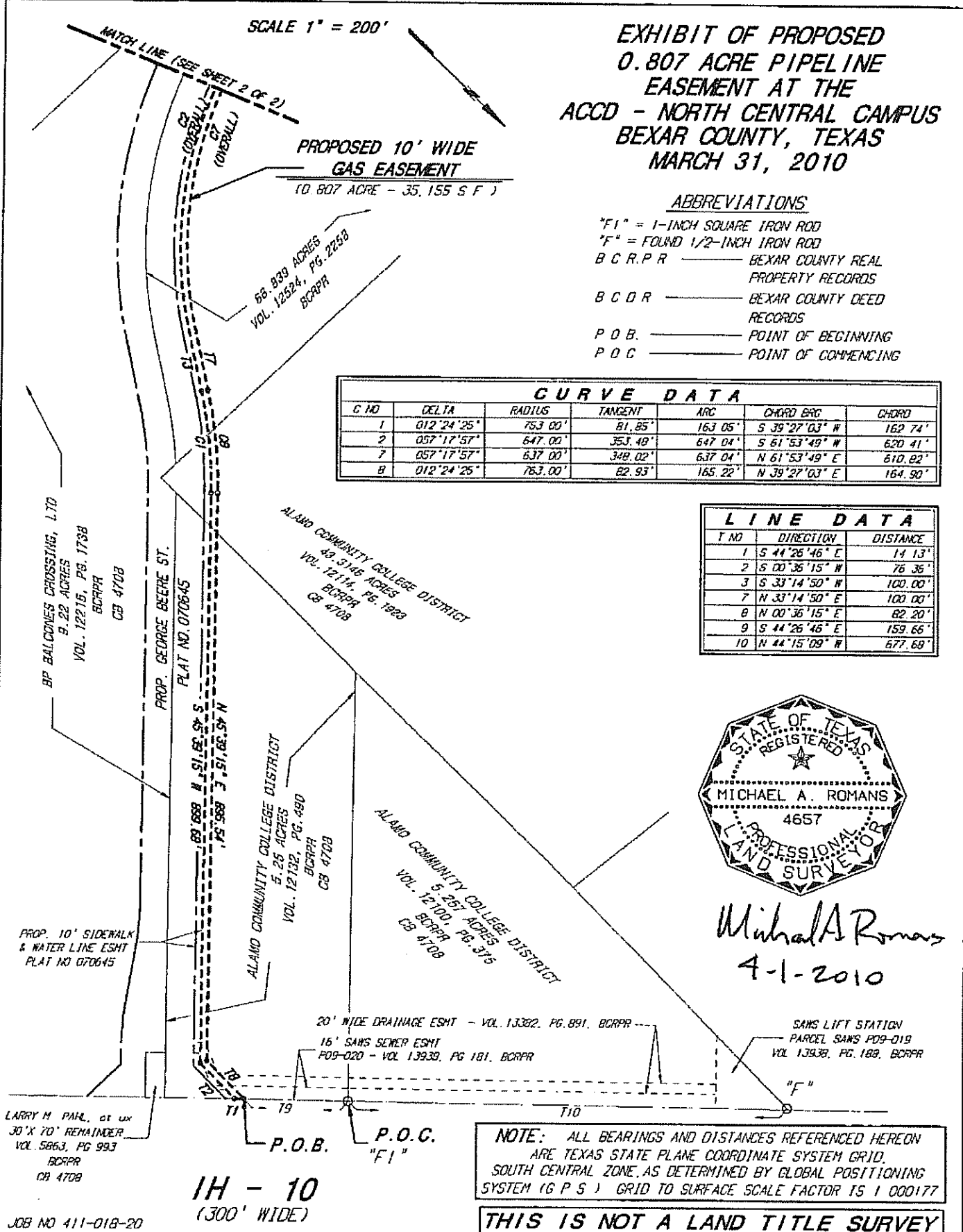
- "F1" = 1-INCH SQUARE IRON ROD
- "F" = FOUND 1/2-INCH IRON ROD
- B C R P R ————— BEXAR COUNTY REAL PROPERTY RECORDS
- B C D R ————— BEXAR COUNTY DEED RECORDS
- P O B. ————— POINT OF BEGINNING
- P O C ————— POINT OF COMMENCING

CURVE DATA						
C NO	DELTA	RADIUS	TANGENT	ARC	CHORD BEG	CHORD
1	012°24'25"	753.00'	81.85'	163.05'	S 39°27'03" W	162.74'
2	057°17'57"	647.00'	353.49'	647.04'	S 61°53'49" W	620.41'
7	057°17'57"	637.00'	348.02'	637.04'	N 61°53'49" E	610.82'
B	012°24'25"	753.00'	82.93'	165.22'	N 39°27'03" E	164.90'

LINE DATA		
L NO	DIRECTION	DISTANCE
1	S 44°26'46" E	14.13'
2	S 00°36'15" W	76.36'
3	S 33°14'50" W	100.00'
7	N 33°14'50" E	100.00'
8	N 00°36'15" E	82.20'
9	S 44°26'46" E	159.66'
10	N 44°15'09" W	677.68'



*Michael A. Romans*  
4-1-2010



**NOTE:** ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE, AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) GRID TO SURFACE SCALE FACTOR IS 1.000177

**THIS IS NOT A LAND TITLE SURVEY**

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

A Metes and Bounds description of a 0.807 acre (35,155 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 68.839 acre tract described in instrument to Alamo Community College District recorded in Volume 12524, Page 2258 of the Bexar County Real Property Records; and being more particularly described as follows:

COMMENCING at a 1-inch square iron rod found on the southwesterly right-of-way line of Interstate Highway 10 (300 feet wide) marking the northern-most corner of said 5.25 acre tract and the eastern-most corner of that certain 5.257 acre tract described in instrument to Alamo Community College District recorded in Volume 12100, Page 375 of the Bexar County Real Property Records;

THENCE, along said southwesterly right-of-way line the following two(2) courses and distances:

1. South 44°26'46" East, 159.66 feet to the POINT OF BEGINNING of the herein described strip of land;
2. South 44°26'46" East, 14.13 feet to a point for corner marking the northern-most corner of a proposed 10 foot wide water and sidewalk easement shown on the plat of Balcones Commercial Subdivision Unit 1 (currently unrecorded – Plat No. 070645);

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

1. South 00°36'15" West, 76.36 feet to a point for corner;
2. South 45°39'15" West, 899.68 feet to a point of curvature;
3. along the arc of a curve to the left having a radius of 753.00 feet, a central angle of 12°24'25", a long chord bearing South 39°27'03" West, 162.74 feet, and a total arc length of 163.05 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 curve to the right having a radius of 647.00 feet, a central angle of 57°17'57", a long chord bearing South 61°53'49" West, 620.41 feet, and a total arc length of 647.04 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 curve to the left having a radius of 753.00 feet, a central angle of 15°53'44", a long chord bearing South 82°35'55" West, 208.23 feet, and a total arc length of 208.90 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 curve to the left having a radius of 485.00 feet, a central angle of 42°10'37", a long chord bearing South 53°33'45" West, 349.01 feet, and a total arc length of 357.02 feet to a point of tangency;

THENCE, South 32°28'26" West, 19.01 feet to a point for corner situated on the southerly boundary of a proposed 2.000 acre drill site and the aforesaid 68.839 acre tract;

THENCE, North 85°51'43" West, 223.30 feet along the southerly boundary of said proposed 2.000 acre drill site to a point for corner;

THENCE, North 00°35'27" East, 10.15 feet to a point for corner;

THENCE, South 85°52'52" East, 218.07 feet to a point for corner;

THENCE, North 32°28'28" East, 12.81 feet to a point of curvature;

THENCE, in a northeasterly direction, along the arc of a non-tangent curve to the right having a radius of 495.00 feet, a central angle of 42°10'37", a long chord bearing North 53°33'45" East, 356.21 feet, and a total arc length of 364.38 feet to a point of tangency;

THENCE, North 74°39'03" East, 115.51 feet to a point of curvature;

THENCE, along a curve to the right having a radius of 763.00 feet, a central angle of 15°53'44", a long chord bearing North 82°35'55" East, 211.00 feet, and a total arc length of 211.68 feet to a point of tangency;

THENCE, South 89°27'13" East, 705.59 feet to a point of curvature;

THENCE, along a curve to the left having a radius of 637.00 feet, a central angle of 57°17'57", a long chord bearing North 61°53'49" East, 610.82 feet, and a total arc length of 637.04 feet to a point of tangency;

THENCE, North 33°14'50" East, 100.00 feet to a point of curvature;



THENCE, along a curve to the right having a radius of 763.00 feet, a central angle of 12°24'25", a long chord bearing North 39°27'03" East, 164.90 feet, and a total arc length of 165.22 feet to a point of tangency;

THENCE, North 45°39'15" East, 895.54 feet to a point for corner;

THENCE, North 00°36'15" East, 82.20 feet to the POINT OF BEGINNING, containing 0.807 acre of land in Bexar County, Texas, as shown on the exhibit filed under Job No. 411-018-20 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 1.000177.

JONES AND CARTER, INC.

*Michael A. Romans*

Michael A. Romans  
Registered Professional Land Surveyor #4657  
Signature Date: 4-1-2010

