



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**Houston Planning Commission**

**Action CPC 101 Form**

**Platting Approval Conditions**

**Agenda Item:** 115  
**Action Date:** 12/19/2013  
**Plat Name:** Willowcreek Ranch GP  
**Developer:** CC Telge Road, L.P.  
**Applicant:** EHRA  
**App No / Type:** 2013-3172 GP

Total Acreage:	719.7000	Total Reserve Acreage:	0.0000
Number of Lots:	0	Number of Multifamily Units:	0
COH Park Sector:	0	Street Type (Category):	Type 1 PAE
Water Type:	Existing Utility District	Wastewater Type:	Septic Tank
Drainage Type:	Open Ditch	Utility District:	Harris County MUD 416
County	Zip	Key Map ©	City / ETJ
Harris	77377	288S	ETJ

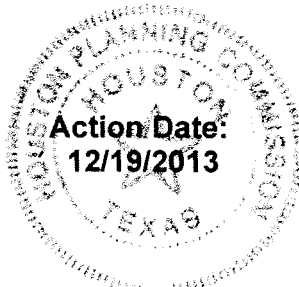
**Conditions and requirements for approval:**

- 045. The alignment and width of all major thoroughfares within or adjacent to the proposed General Plan shall conform to the requirements of the most recent Major Thoroughfare and Freeway Plan. (24)
- 046. General Plan approval is for street patterns as shown on the plat only. (24)
- 046.1. Approval of the General Plan shall remain in effect for four years from the date of the Commission approval. Renewal of the GP shall occur when a section meeting the requirements of 42-24 (f) is recorded.
- 047. Make minor corrections and additions as indicated on the marked file copy.

The Planning Commission granted the requested variances to intersection spacing with GP approval in 2011, application no 2011-0466. The variance also allowed up to 300 lots to take access from one point. Additional lots may require public streets and further variance consideration. This requested variance is no longer required as the proposed GP is still in compliance with the previously granted variances.

**Commission Action:**

Approve the plat subject to the conditions listed  
 The Planning Commission approved the plat subject to the CPC101 form conditions.



Contact the City of Houston, Planning and Development Department with questions regarding the Planning Commission's action or the conditions or requirements for approval. Call 713-837-7701 and speak with the "Planner of the Day." The Planning and Development Office is located at **611 Walker Street, Sixth Floor, Houston, Texas 77002.**

**Exhibit I**

**For Your Information:**

DOCKET SERVICES  
RAILROAD COMMISSION  
OF TEXAS

2014 OCT 21 PM 12:00

**FILED**



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DEPARTMENT**

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**Platting Approval Conditions**

**Agenda Item:** 115  
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**Developer:** CC Telge Road, L.P.  
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**App No / Type:** 2013-3172 GP

The below comments were made by other agencies during this review period. These comments are not to be considered as conditions for approval. However, you may find these comments useful as other plan approvals and permits are sought.

City Engineer: MAKE SURE THAT THE SUBDIVISION HAS DETENTION

Harris Engineer: The following is required to be addressed prior to recordation with the HCPID-A&E Division. Make corrections and additions as indicated by Harris County's marked file copy in City of Houston's plat tracker. (HC)

Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

Coordinate with HC Traffic prior to recording future sections. (HC)

Coordinate the alignment of the Grand Parkway with The Grand Parkway Association at 713-572-1731. (HC)

Show alignment of Shaw Road Major Thoroughfare 100 ft ROW. -Per CIP

Project is adjacent to HCFCD interests, applicant must directly contact Harris County Flood Control District for requirements, including right-of-way dedication. A plat release letter is required. (HC)

- Clearly depict the Houston ETJ and Tomball ETJ lines.
- Coordinate with Tomball & Harris County for the alignment of Calvert and Shaw Roads.
- Include Major Thoroughfare in the plat boundary of proposed Sec 4.

Questions concerning the informational comments should be directed to the agency's author. Planning and Development Department staff can assist you in getting the author's contact information. Call the "Planner of the Day" telephone number listed above.

BOOKET SERVICES  
RAILROAD COMMISSION  
OF TEXAS

2014 OCT 21 PM 12: 01

**FILED**

**METES AND BOUNDS DESCRIPTION  
MINERAL RIGHTS AREA NUMBER 1  
92.26 ACRES  
IN THE M.B. JONES AND G.M. CONE SURVEY (CERTIFICATE NUMBER M-22952),  
THE M.B. JONES AND G.M. CONE SURVEY (CERTIFICATE NUMBER M-22953),  
THE HOLDERRIETH AND DOUGHTIE SURVEY, A-1702,  
AND THE WILLAM BIGGIO SURVEY (CERTIFICATE NUMBER M-22954)  
HARRIS COUNTY, TEXAS**

A 92.26 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES AND G.M. CONE SURVEY (CERTIFICATE NUMBER M-22952), THE M.B. JONES AND G.M. CONE SURVEY (CERTIFICATE NUMBER M-22953), THE HOLDERRIETH AND DOUGHTIE SURVEY, A-1702, AND THE WILLAM BIGGIO SURVEY (CERTIFICATE NUMBER M-22954) HARRIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 617.6016 ACRE TRACT DESCRIBED IN DEED TO CC TELGE ROAD, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100175659, AND BEING A PORTION OF LOTS 1-4, BLOCK 2, LOTS 8-10, BLOCK 1 AND WILLOWCREEK RANCH ROAD AS SHOWN ON THE PLAT OF WILLOWCREEK RANCH SEC 1 RECORDED UNDER FILM CODE NUMBER 659270 OF THE HARRIS COUNTY MAP RECORDS, AND BEING A PORTION OF THREE BARS TRAIL AS SHOWN ON THE PLAT OF WILLOWCREEK RANCH SEC 2 RECORDED UNDER FILM CODE NUMBER 659272 OF THE HARRIS COUNTY MAP RECORDS; SAID 92.26 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**BEGINNING** at a 1-inch iron pipe found marking the southerly common corner of the John M. Hooper Survey, Abstract No. 372 and the C. Goodrich Survey, Abstract No. 305 in the northerly line of said William Biggio Survey, same being an internal ell corner of said called 617.6016 acre tract;

- (1) **THENCE**, North 87°11'46" East, along the common northerly line of said William Biggio Survey and the southerly line of said C. Goodrich Survey, for a distance of 2,996.31 feet to a bent 1-inch iron pipe found marking the northerly common corner of said William Biggio Survey and the August Senechal Survey, Abstract No. 772, same being the northeasterly corner of the herein described tract of land from which a found 1-inch iron pipe bears South 06°17' East, a distance of 15.9 feet;
- (2) **THENCE**, South 02°58'43" East, along the westerly line of said August Senechal Survey, for a distance of 831.20 feet to a 1-inch iron rod found marking the common easterly corner of the M.B. Jones and G.M. Cone Survey (Certificate No. M-22952) and the I. & G.N. R.R. Survey, Abstract No. 952
- (3) **THENCE**, South 86°56'34" West, along the common southerly line of said M.B. Jones and G.M. Cone Survey and the northerly line of said I. & G.N. R.R. Survey, for a distance of 1,050.53 feet to a 1/2-inch iron pipe found marking an internal ell corner of said called 617.6016 acre tract from which a 1/2-inch iron pipe bears South 19°48' East, a distance of 1.1 feet;
- (4) **THENCE**, South 86°51'45" West, along the common southerly line of said M.B. Jones and G.M. Cone Survey and the northerly line of said I. & G.N. R.R. Survey, for a distance of 1,077.42 feet to a 1-inch galvanized iron pipe found marking the southerly common corner of the M.B. Jones and G.M. Cone Survey and the aforementioned Holderrieth and Doughtie Survey from which a 5/8-inch capped iron rod stamped "COPPERWELD" bears North 77°11' West, a distance of 2.3 feet;
- (5) **THENCE**, South 86°52'31" West, along the common southerly line of said Holderrieth and Doughtie Survey and the northerly line of said I. & G.N. R.R. Survey, for a distance of 887.79 feet to a concrete monument found marking an internal ell corner of said called 617.6016 acre tract from which a 5/8-inch iron rod bears North 65°33' East, a distance of 0.7 feet;
- (6) **THENCE**, South 86°54'49" West, along the common southerly line of said Holderrieth and Doughtie Survey and the northerly line of said I. & G.N. R.R. Survey, for a distance of 818.87 feet to a 1-inch iron pipe found marking the southerly common corner of said Holderrieth and Doughtie Survey and the M.B. Jones and G.M. Cone Survey (Certificate No. M-22953);

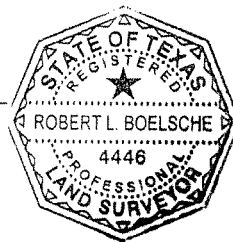
## Exhibit III

- (7) **THENCE**, South 86°53'33" West, along the common southerly line of said M.B. Jones and G.M. Cone Survey and the northerly line of said I. & G.N. R.R. Survey, for a distance of 1,441.85 feet to a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found marking the westerly common corner of said I. & G.N. R.R. Survey and said M.B. Jones and G.M. Cone Survey in the easterly line of the Stephen Vansicle Survey, Abstract No. 825, same being the southwesterly corner the herein described tract of land and the southwesterly corner of Lot 1, Block 2 as shown on the aforementioned plat of Willowcreek Ranch Sec 1;
- (8) **THENCE**, North 02°58'09" West, along the common easterly line of said Stephen Vansicle Survey and the westerly line of said M.B. Jones and G.M. Cone Survey, for a distance of 637.04 feet to a 1-inch iron pipe found marking the southwesterly corner of the J.F.W. Kobs Survey, Abstract No. 1730;
- (9) **THENCE**, South 81°19'16" East, along the common southerly line of said J.F.W. Kobs Survey and a northerly line of said M.B. Jones and G.M. Cone Survey, for a distance of 1,360.02 feet to a 1-inch galvanized iron pipe found marking the southeasterly corner of said J.F.W. Kobs Survey and an internal ell corner of the M.B. Jones and G.M. Cone Survey from which a 2-inch galvanized iron pipe bears North 19°30' West, a distance of 2.2 feet;
- (10) **THENCE**, North 04°39'44" East, along the common easterly line of said J.F.W. Kobs Survey and a westerly line of the M.B. Jones and G.M. Cone Survey, for a distance of 453.00 feet to the northeasterly corner of the said J.F.W. Kobs Survey;
- (11) **THENCE**, South 87°36'54" West, along the common northerly line of said J.F.W. Kobs Survey and a southerly line of said M.B. Jones and G.M. Cone Survey, for a distance of 1,391.94 feet to the northwesterly corner of said J.F.W. Kobs Survey in the easterly line of said Stephen Vansicle Survey;
- (12) **THENCE**, North 02°57'48" West, along the common easterly line of said Stephen Vansicle Survey and the westerly line of said M.B. Jones and G.M. Cone Survey, for a distance of 33.22 feet to the northwesterly corner of the M.B. Jones and G.M. Cone Survey in the southerly line of the aforementioned John M. Hooper Survey, same being the northwesterly corner of the herein described tract of land from which a bent 1-inch iron pipe bears South 09°54' West, a distance of 0.7 feet;
- (13) **THENCE**, North 87°11'55" East, along the common southerly line of said John M. Hooper Survey and the northerly line of the M.B. Jones and G.M. Cone Survey, passing at a distance of 1,443.16 feet a 1-inch iron pipe found marking the northerly common corner of the M.B. Jones and G.M. Cone Survey and the aforementioned William Biggio Survey from which a 3/8-inch iron rod bears South 07°49' West, a distance of 20.7 feet, and continuing for a total distance of 2,279.71 feet to the **POINT OF BEGINNING** and containing 92.26 acres of land. This description accompanies an Exhibit (08100700V-EHAB01) prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated November 14, 2014.

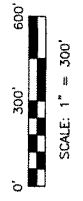
**EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300**

*Robert L Boelsche*

Robert L. Boelsche, R.P.L.S.  
Texas Registration No. 4446  
10555 Westoffice Drive  
Houston, Texas 77042  
713-784-4500

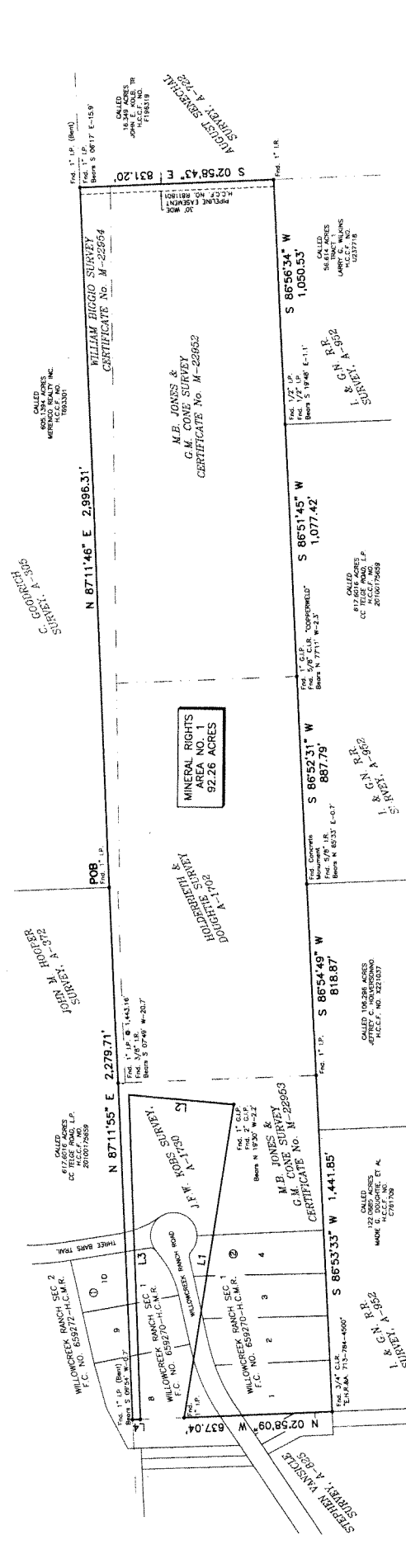


Date: November 14, 2014  
Job No: 081-007-00  
File No: R\2008\081-007-00\documents\technical\08100700V\_MB-EHAB01.doc



**LEGEND**

- A- Acrefoot
- Ac. Acres
- C.I.R. Capped Iron Rod
- C.I.R. Cap Iron Rod
- F.C.P. Fossilized Iron Pipe
- G.I.P. Galvanized Iron Pipe
- H.C.C.F. No. Harris County Clerk's File Number
- H.C.M.P. Harris County Map Record
- I.R. Iron Rod
- I.R. Iron Rod
- PG. Page of Beginning
- PG. Page of Beginning
- VOL. Volume



**NOTES:**

1. Bearings shown herein refer to the Texas State Plane Coordinate System of 1983, South Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a physical survey. Therefore, all easements or other matters of record might not be shown herein.
3. For additional information about the subject tract, see the notes and bounds descriptions prepared separately.

10555 Westfield Drive  
Houston, Texas 77042  
713.784.4500  
ehra@ehra.com  
Tel: No. 713  
Telex No. 5092290

**EXHIBIT MAP OF  
MINERAL RIGHTS AREA  
NUMBER 1 IN  
HARRIS COUNTY, TEXAS**

DATE: \_\_\_\_\_ SCALE: 1" = 300' JOB NO: 08100720  
 DRAWING NO: \_\_\_\_\_

LINE	TABLE	DISTANCE
L1	S 81°15'16" E	1,560.00'
L2	N 04°39'44" E	453.00'
L3	S 87°35'54" W	1,391.94'
L4	N 02°57'48" W	33.72'

METES AND BOUNDS DESCRIPTION  
MINERAL RIGHT AREA No. 1  
DRILL SITE No. 2  
2.000 ACRES IN THE  
M.B. JONES AND G.M. CONE SURVEY,  
HARRIS COUNTY, TEXAS

2014 SEP 29 PM 1:44  
DOCKET SERVICES  
RAILROAD COMMISSION  
OF TEXAS

FILED

A 2.000 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES AND G.M. CONE SURVEY, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 617.6016 ACRE TRACT DESCRIBED IN DEED TO CC TELGE ROAD, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100175659; SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**COMMENCING** at a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found in the arc of a curve to the left marking the northeasterly corner of Lot 4, Block 2 in the southerly right of way line of Willow Creek Ranch Road (80' wide), a private road as shown on the plat of Willowcreek Ranch Sec 1 recorded under Volume 659, Page 270 of the Harris County Map Records, from which a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found marking the southeasterly corner of said Lot 4 bears, South 03°06'28" East, 544.12 feet;

**THENCE**, in a northeasterly direction along the arc of said curve to the left in the southeasterly right-of-way line of said Willowcreek Ranch Road having a radius of 100.00 feet, a central angle of 104°53'28", an arc length of 183.07 feet, and a chord bearing of North 36°47'40" East, 158.55 feet to a point for corner;

**THENCE**, North 80°05'15" East, for a distance of 141.57 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 505.00 feet, a central angle of 34°53'22", an arc length of 307.51 feet, and a chord bearing of South 82°28'04" East, 302.78 feet to the point of tangency;

**THENCE**, South 65°01'23" East, for a distance of 323.74 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 290.00 feet, a central angle of 48°28'29", an arc length of 245.35 feet, and a chord bearing of South 89°15'37" East, 238.10 feet to the point of tangency;

**THENCE**, North 66°30'08" East, for a distance of 147.40 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 510.00 feet, a central angle of 48°50'12", an arc length of 434.70 feet, and a chord bearing of South 89°04'46" East, 421.66 feet to the point of tangency;

**THENCE**, South 64°39'40" East, for a distance of 500.67 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 540.00 feet, a central angle of 40°15'38", an arc length of 379.45 feet, and a chord bearing of South 84°47'29" East, 371.69 feet to the point of tangency;

**THENCE**, North 75°04'43" East, for a distance of 757.52 feet to a point of curvature;

**THENCE**, in a northeasterly direction along the arc of a curve to the left having a radius of 485.00 feet, a central angle of 36°05'55", an arc length of 305.57 feet, and a chord bearing of North 57°01'45" East, 300.54 feet to a point for corner;

**THENCE**, South 49°50'19" East, for a distance of 48.65 feet to a point for corner;

**THENCE**, South 03°06'06" East, for a distance of 163.43 feet to a point for corner;

**THENCE**, North 86°56'34" East, for a distance of 275.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;

## Exhibit IV

METES AND BOUNDS DESCRIPTION  
MINERAL RIGHT AREA No. 1  
DRILL SITE No. 1  
2.000 ACRES IN THE  
M.B. JONES AND G.M. CONE SURVEY,  
HARRIS COUNTY, TEXAS

A 2.000 ACRE TRACT OF LAND SITUATED IN THE M.B. JONES AND G.M. CONE SURVEY, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 617.6016 ACRE TRACT DESCRIBED IN DEED TO CC TELGE ROAD, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100175659; SAID 2.000 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**COMMENCING** at a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found in the arc of a curve to the left marking the northeasterly corner of Lot 4, Block 2 in the southerly right of way line of Willow Creek Ranch Road (80' wide), a private road as shown on the plat of Willowcreek Ranch Sec 1 recorded under Volume 659, Page 270 of the Harris County Map Records, from which a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found marking the southeasterly corner of said Lot 4 bears, South 03°06'28" East, 544.12 feet;

**THENCE**, in a northeasterly direction along the arc of said curve to the left in the southeasterly right-of-way line of said Willowcreek Ranch Road having a radius of 100.00 feet, a central angle of 104°53'28", an arc length of 183.07 feet, and a chord bearing of North 36°47'40" East, 158.55 feet to a point for corner;

**THENCE**, North 80°05'15" East, for a distance of 141.57 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 505.00 feet, a central angle of 34°53'22", an arc length of 307.51 feet, and a chord bearing of South 82°28'04" East, 302.78 feet to the point of tangency;

**THENCE**, South 65°01'23" East, for a distance of 323.74 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 290.00 feet, a central angle of 48°28'29", an arc length of 245.35 feet, and a chord bearing of South 89°15'37" East, 238.10 feet to the point of tangency;

**THENCE**, North 66°30'08" East, for a distance of 147.40 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 510.00 feet, a central angle of 48°50'12", an arc length of 434.70 feet, and a chord bearing of South 89°04'46" East, 421.66 feet to the point of tangency;

**THENCE**, South 64°39'40" East, for a distance of 500.67 feet to a point of curvature;

**THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 540.00 feet, a central angle of 40°15'38", an arc length of 379.45 feet, and a chord bearing of South 84°47'29" East, 371.69 feet to the point of tangency;

**THENCE**, North 75°04'43" East, for a distance of 757.52 feet to a point of curvature;

**THENCE**, in a northeasterly direction along the arc of a curve to the left having a radius of 485.00 feet, a central angle of 36°05'55", an arc length of 305.57 feet, and a chord bearing of North 57°01'45" East, 300.54 feet to a point for corner;


**THENCE**, South 49°50'19" East, for a distance of 48.65 feet to a point for corner;

**THENCE**, South 03°06'06" East, for a distance of 163.43 feet to a point for corner;

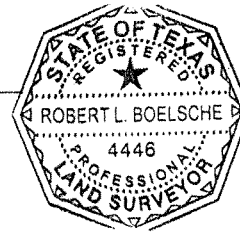
**THENCE**, South 86°53'54" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;

- (1) **THENCE**, North 86°56'34" East, for a distance of 295.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the northeasterly corner of the herein described tract of land;
- (2) **THENCE**, South 03°06'06" East, for a distance of 295.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the southeasterly corner of the herein described tract of land in the common southerly line of the M.B. Jones and G.M. Cones Survey and the northerly line of the I. & G.N. R.R. Survey, Abstract 952, same being the southerly line of aforementioned called 617.6016 acre tract;
- (3) **THENCE**, South 86°56'34" West, along the said common Survey and tract line, for a distance of 295.16 feet to a 1/2-inch iron rod found marking and internal ell corner of said called 617.6016 acre tract and the southwesterly corner of the herein described tract of land;
- (4) **THENCE**, North 03°06'06" West, for a distance of 295.16 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land. This description accompanies an Exhibit (08100700V-EHDS01) prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated August 28, 2014.

**EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300**



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Texas Registration No. 4446  
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713-784-4500

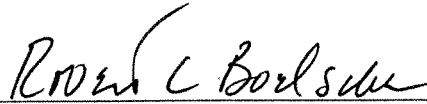


Date: August 28, 2014  
Job No: 081-007-00  
File No: R\2008\081-007-00\documents\technical\08100700V\_MB-EHDS01.doc

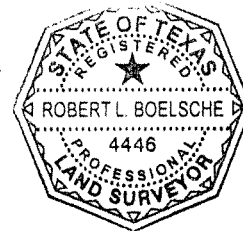


- (1) **THENCE**, North 86°56'34" East, for a distance of 295.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the northeasterly corner of the herein described tract of land;
- (2) **THENCE**, South 03°06'06" East, for a distance of 295.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the southeasterly corner of the herein described tract of land in the common southerly line of the M.B. Jones and G.M. Cones Survey and the northerly line of the I. & G.N. R.R. Survey, Abstract 952, same being the southerly line of aforementioned called 617.6016 acre tract;
- (3) **THENCE**, South 86°56'34" West, along the said common Survey and tract line, for a distance of 295.16 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" set marking the southwesterly corner of the herein described tract of land;
- (4) **THENCE**, North 03°06'06" West, for a distance of 295.16 feet to the **POINT OF BEGINNING** and containing 2.000 acres of land. This description accompanies an Exhibit (08100700V-EHMR01) prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated August 28, 2014.

**EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300**



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Texas Registration No. 4446  
10555 Westoffice Drive  
Houston, Texas 77042  
713-784-4500



Date: August 28, 2014  
Job No: 081-007-00  
File No: R5\2008\081-007-00\documents\technical\08100700V\_MB-EHDS02R.doc

**METES AND BOUNDS DESCRIPTION  
MINERAL RIGHT AREA No. 1 & 2  
ACCESS EASEMENT TO DRILL SITES No. 1 & 2  
1.850 ACRES IN THE  
IN THE J.F.W. KOB'S SURVEY, A-1730,  
THE M.B. JONES AND G.M. CONE SURVEY,  
AND THE HOLDERRIETH AND DAUGHTIE SURVEY, A-1702  
HARRIS COUNTY, TEXAS**

2014 SEP 29 PM 1:45  
DOCKET SERVICES  
RAILROAD COMMISSION  
OF TEXAS

**FILED**

A 1.850 ACRE TRACT OF LAND SITUATED IN THE J.F.W. KOB'S SURVEY, A-1730, THE M.B. JONES AND G.M. CONE SURVEY, AND THE HOLDERRIETH AND DAUGHTIE SURVEY, A-1702 HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 617.6016 ACRE TRACT DESCRIBED IN DEED TO CC TELGE ROAD, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100175659; SAID 1.850 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

**COMMENCING** at a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found in the arc of a curve to the left marking the northeasterly corner of Lot 4, Block 2 in the southerly right of way line of Willow Creek Ranch Road (80' wide), a private road as shown on the plat of Willowcreek Ranch Sec 1 recorded under Volume 659, Page 270 of the Harris County Map Records, from which a 3/4-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" found marking the southeasterly corner of said Lot 4 bears, South 03°06'28" East, 544.12 feet;

**THENCE**, in a northeasterly direction along the arc of said curve to the left in the southeasterly right-of-way line of said Willowcreek Ranch Road having a radius of 100.00 feet, a central angle of 93°24'46", an arc length of 163.04 feet, and a chord bearing of North 42°32'01" East, 145.57 feet to the southwesterly corner and **POINT OF BEGINNING** of the herein described tract of land in the arc of a compound curve to the left;

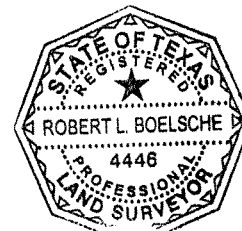
- (1) **THENCE**, in a northerly direction continuing along the southeasterly right-of-way line of said Willowcreek Ranch Road in the arc of said curve to the left having a radius of 100.00 feet, a central angle of 11°28'42", an arc length of 20.03 feet, and a chord bearing of North 09°54'44" West, 20.00 feet to a point for corner;
- (2) **THENCE**, North 80°05'15" East, for a distance of 141.57 feet to a point of curvature;
- (3) **THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 505.00 feet, a central angle of 34°53'22", an arc length of 307.51 feet, and a chord bearing of South 82°28'04" East, 302.78 feet to the point of tangency;
- (4) **THENCE**, South 65°01'23" East, for a distance of 323.74 feet to a point of curvature;
- (5) **THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 290.00 feet, a central angle of 48°28'29", an arc length of 245.35 feet, and a chord bearing of South 89°15'37" East, 238.10 feet to the point of tangency;
- (6) **THENCE**, North 66°30'08" East, for a distance of 147.40 feet to a point of curvature;
- (7) **THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 510.00 feet, a central angle of 48°50'12", an arc length of 434.70 feet, and a chord bearing of South 89°04'46" East, 421.66 feet to the point of tangency;
- (8) **THENCE**, South 64°39'40" East, for a distance of 500.67 feet to a point of curvature;
- (9) **THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 540.00 feet, a central angle of 40°15'38", an arc length of 379.45 feet, and a chord bearing of South 84°47'29" East, 371.69 feet to the point of tangency;
- (10) **THENCE**, North 75°04'43" East, for a distance of 757.52 feet to a point of curvature;
- (11) **THENCE**, in a northeasterly direction along the arc of a curve to the left having a radius of 485.00 feet, a central angle of 36°05'55", an arc length of 305.57 feet, and a chord bearing of North 57°01'45" East, 300.54 feet to a point for corner;
- (12) **THENCE**, South 49°50'19" East, for a distance of 48.65 feet to a point for corner;

- (13) **THENCE**, South 03°06'06" East, for a distance of 163.45 feet to a point for corner;
- (14) **THENCE**, North 86°53'54" East, for a distance of 275.16 feet to a point for corner;
- (15) **THENCE**, South 03°06'06" East, for a distance of 20.00 feet to a point for corner;
- (16) **THENCE**, South 86°53'54" West, for a distance of 295.16 feet to a point for corner;
- (17) **THENCE**, North 03°06'06" West, for a distance of 174.79 feet to a point for corner;
- (18) **THENCE**, North 49°50'19" West, for a distance of 20.00 feet to a point for corner in the arc of a non-tangent curve to the right;
- (19) **THENCE**, in a southwesterly direction along the arc of said non-tangent curve to the right having a radius of 505.00 feet, a central angle of 33°46'57", an arc length of 297.76 feet, and a chord bearing of South 58°11'14" West, 293.46 feet to the point of tangency;
- (20) **THENCE**, South 75°04'43" West, for a distance of 757.52 feet to a point of curvature;
- (21) **THENCE**, in a westerly direction along the arc of a curve to the right having a radius of 560.00 feet, a central angle of 40°15'38", an arc length of 393.50 feet, and a chord bearing of North 84°47'29" West, 385.45 feet to the point of tangency;
- (22) **THENCE**, North 64°39'40" West, for a distance of 500.67 feet to a point of curvature;
- (23) **THENCE**, in a westerly direction along the arc of a curve to the left having a radius of 490.00 feet, a central angle of 48°50'12", an arc length of 417.66 feet, and a chord bearing of North 89°04'46" West, 405.13 feet to the point of tangency;
- (24) **THENCE**, South 66°30'08" West, for a distance of 147.40 feet to a point of curvature;
- (25) **THENCE**, in a westerly direction along the arc of a curve to the right having a radius of 310.00 feet, a central angle of 48°28'29", an arc length of 262.27 feet, and a chord bearing of North 89°15'37" West, 254.52 feet to the point of tangency;
- (26) **THENCE**, North 65°01'23" West, for a distance of 323.74 feet to a point of curvature;
- (27) **THENCE**, in a westerly direction along the arc of a curve to the left having a radius of 485.00 feet, a central angle of 34°53'22", an arc length of 295.33 feet, and a chord bearing of North 82°28'04" West, 290.79 feet to the point of tangency;
- (28) **THENCE**, South 80°05'15" West, for a distance of 141.57 feet to the **POINT OF BEGINNING** and containing 1.850 acres of land. This description accompanies an Exhibit (08100700V-EHMR01) prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated August 28, 2014.

**EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300**



Robert L. Boelsche, R.P.L.S.  
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713-784-4500



Date: August 29, 2014  
Job No: 081-007-00  
File No: R:\2008\081-007-00\documents\technical\08100700V\_MB-EHDSAC01R.doc

**METES AND BOUNDS DESCRIPTION  
MINERAL RIGHT AREA No. 1 & 2  
PIPELINE EASEMENT  
4,602 SQUARE FEET (0.1057 ACRES) IN THE  
M.B. JONES AND G.M. CONE SURVEY,  
HARRIS COUNTY, TEXAS**

A 4,602 SQUARE FOOT (0.1057 ACRE) TRACT OF LAND SITUATED IN THE M.B. JONES AND G.M. CONE SURVEY, HARRIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 617.6016 ACRE TRACT DESCRIBED IN DEED TO CC TELGE ROAD, L.P. RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER 20100175659; SAID 4,602 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

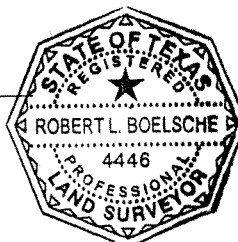
**BEGINNING** at a 1-inch iron rod found marking the easterly common corner of the M.B. Jones and G.M. Cone Survey and the I. and G.N. R.R. Survey, Abstract No. 952 in the westerly line of the August Senechal Survey, Abstract No. 722 and marking a southeasterly corner of said called 617.6016 acre tract and the southeasterly corner of the herein described tract of land;

- (1) **THENCE**, South 86°56'34" West, along the common southerly line of the M.B. Jones and G.M. Cone Survey and the northerly line of the I. and G.N. R.R. Survey, Abstract No. 952, for a distance of 460.21 feet to the southwesterly corner of the herein described tract of land from which a ½-inch iron rod found marking an internal ell corner of said called 617.6016 acre tract bears South 86°56'34" West, a distance of 590.32 feet;
- (2) **THENCE**, North 03°06'06" West, for a distance of 10.00 feet to the northwesterly corner of the herein described tract of land;
- (3) **THENCE**, North 86°56'34" East, for a distance of 460.23 feet to the northeasterly corner of the herein described tract of land in the common easterly line of the M.B. Jones and G.M. Cone Survey and the westerly line of the August Senechal Survey, Abstract No. 722, same being the easterly line of said called 617.6016 acre tract;
- (4) **THENCE**, South 02°58'43" East, along the said common Survey line and tract line, for a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 4,602 square feet (0.1057 acres) of land. This description accompanies an Exhibit (08100700V-EHMR01) prepared by Edminster, Hinshaw, Russ and Associates, Inc. and dated August 28, 2014.

**EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPLS No. 10092300**

*Robert L. Boelsche*

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Date: August 28, 2014  
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File No: R:\2008\081-007-00\documents\technical\08100700V\_MB-EHDPL.doc

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RAILROAD COMMISSION  
OF TEXAS

**FILED**