

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 03-0292678**

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**APPLICATION OF MAGNOLIA M3 RANCH, LP FOR APPROVAL OF A PROPOSED QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 585.0022 ACRE TRACT, MONTGOMERY COUNTY, TEXAS.**

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**FINAL ORDER**

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on June 24, 2015. 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 Courier, a newspaper of general circulation in Montgomery County, for four consecutive weeks, on October 6, 13, 20 and 27, 2014.
2. Magnolia M3 Ranch, LP (hereinafter "Magnolia") 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 Montgomery County, a county having a population in excess of 400,000 (estimated to be 518,947 in 2014).
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 proposed qualified subdivision contains 585.0022 acres in the Robert Watson Survey, Abstract No. 605; the James Pierpoint Survey, Abstract No. 426; the James M. Hamm Survey, Abstract No. 263 and the William Hillhouse Survey, Abstract No. 260, including five operations sites totaling 16.4 acres. The operations sites may be used by possessory mineral interest owners to explore for and produce minerals. The operations sites are located within the proposed qualified subdivision and designated on the qualified subdivision plat which is attached as Exhibit I. A metes and bounds description for the 585.0022 acre qualified subdivision is set forth in Exhibit II. A plat with metes and bounds descriptions

is attached for the operations sites and access easements as Exhibit III. This exhibit consists of the plat with the operations sites numbered 1 through 5, and the associated access easements numbered 1 through 5.

6. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations site within the proposed qualified subdivision.
7. In the 2.5 mile area of review around the proposed Qualified Subdivision, there has been mineral development in sixteen fields. These fields are the Carleton Speed (Yegua 4B); the Carlton Speed (Wilcox 10576); the Carlton Speed (Wilcox 11800); the Carlton Speed (Yegua 4600); the Carlton Speed (Yegua Y 5,A); the Carlton Speed (Yegua Y-1); the Carlton Speed (Yegua Y-4); the Carlton Speed (Yegua Y-5); the Corolla (Jackson 4150); the Corolla (Wilcox 10820); the D.H.J. (Yegua 4550); the Dobbin, SW. (Wilcox); the Carlton Speed (Yegua 4600); the Corolla (Wilcox 10435) and the D.H.J. (Yegua 4600). No wells have been permitted or drilled within the boundaries of the proposed Qualified Subdivision and no known fields underlie the proposed Qualified Subdivision. Magnolia presented expert testimony that any field extensions that may be found to underlie the proposed Qualified Subdivision in the future can be reached by directional drilling from the proposed pad sites. The operations sites have road access and pipeline easements as required by the rule.
8. 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.
9. The preliminary Master Plan for the Sheldon 585.5-acre Tract (equivalent to the proposed 585.0022-acre proposed Qualified Subdivision) was approved under Item G2(c) of the Commissioners Court Docket for Montgomery County held April 21, 2015.
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 Magnolia M3 Ranch, LP for Commission approval of their proposed qualified subdivision meets the requirements of Texas Natural Resources Code, Chapter 92,

and Statewide Rule 76 [16 TEX. ADMIN. CODE §3.76].

4. Pursuant to §2001.144(a)(4) of the Texas Government Code, and the consent of the applicants, this Final Order is effective when a Master Order relating to this Final Order is signed on October 6, 2015.

**IT IS THEREFORE ORDERED** that the application of Magnolia M3 Ranch, LP for approval of a qualified subdivision containing 585.0022 acres of land in the Robert Watson Survey, Abstract No. 605; the James Pierpoint Survey, Abstract No. 426; the James M. Hamm Survey, Abstract No. 263 and the William Hillhouse Survey, Abstract No. 260 in Montgomery 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**.

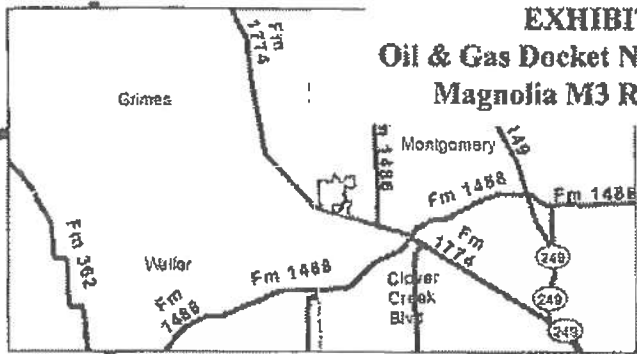
It is further **ORDERED** that this Final Order is effective on October 6, 2015 when the Master Order relating to this Final Order is signed.

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

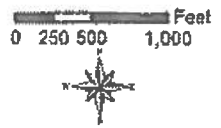
Done this 6th day of October, 2015, in Austin, Texas.

**RAILROAD COMMISSION OF TEXAS**

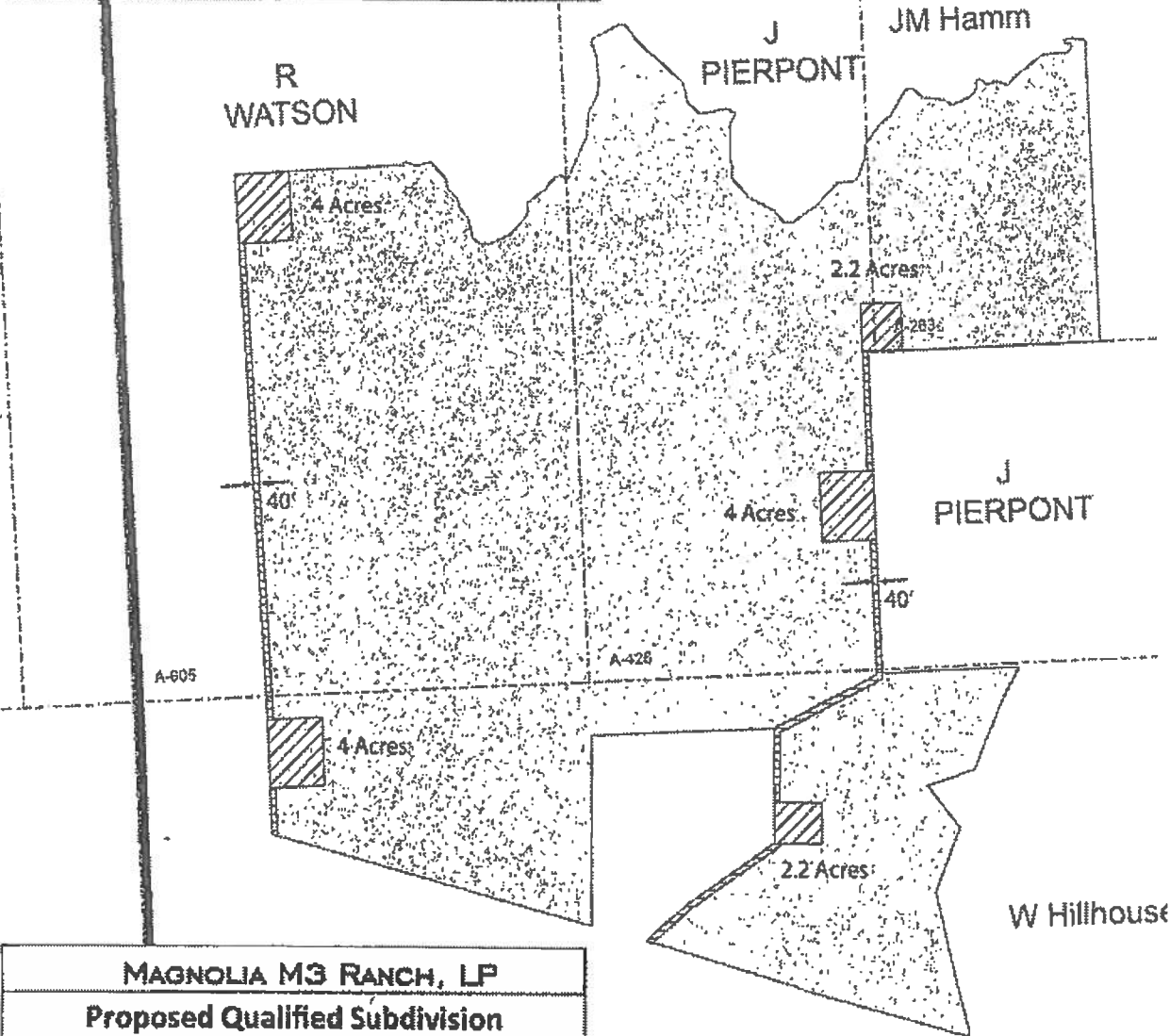
**(Order approved and signatures affixed by  
Hearings Division Unprotected Master Order dated  
October 6, 2015)**



**EXHIBIT I**  
**Oil & Gas Docket No. 03-0292678**  
**Magnolia M3 Ranch, LP**



- Legend**
- Operation Sites
  - Access and Pipeline Easement
  - Proposed Qualified Subdivision



**MAGNOLIA M3 RANCH, LP**  
**Proposed Qualified Subdivision**  
 PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76  
 FOR A  
**585± Acre Tract**  
 LOCATED IN THE  
 R Watson, J Pierpont, JM Hamm, and W Hillhouse Surveys  
 Montgomery, Texas

MAGNOLIA M3 RANCH, LP

Exhibit No: 1  
 Docket No: 03-0292678  
 Date: 8/24/2015

**EXHIBIT II**

**Oil & Gas Docket No. 03-0292678**  
**Magnolia M3 Ranch, LP**



**rose Land Services, Inc**  
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**Professional Development Consultants**  
 Land Surveying, Platting, Project Management and GIS Services  
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**DESCRIPTION OF**  
**585.0022 ACRES OR 25,482,695 SQ. FT.**

A TRACT OR PARCEL CONTAINING 585.0022 ACRES OR 25,482,695 SQUARE FEET OF LAND, SITUATED IN THE ROBERT WATSON SURVEY, ABSTRACT NO. 605, JAMES PIERPOINT SURVEY, ABSTRACT NO. 426, JAMES M. HAMM SURVEY, ABSTRACT NO. 283 AND THE WILLIAM HILLHOUSE SURVEY, ABSTRACT NO. 260, MONTGOMERY COUNTY, TEXAS AND BEING OUT OF A CALLED 585.5558 ACRE TRACT TO MAW MAGNOLIA, LP IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NUMBER (M.C.C.F. NO. ) 2005-141005. WITH SAID 585.0022 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD 83:

BEGINNING AT A 5/8 INCH IRON ROD WITH TXDOT ALUMINUM DISK FOUND ON THE WEST RIGHT-OF-WAY (R.O.W.) LINE OF SANDERS CEMETERY ROAD (BASED ON A WIDTH OF 53.5 FEET), RECORDED IN VOL. 201, PG. 213, MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.) MARKING THE NORTHEAST CUTBACK CORNER AT THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID SANDERS CEMETERY ROAD WITH THE NORTH R.O.W. LINE OF F.M. 1774 (VARYING WIDTH), SAID POINT ALSO MARKING THE MOST EASTERLY SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 45 DEGREES 20 MINUTES 06 SECONDS WEST, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 30.07 FEET TO 5/8 INCH IRON ROD WITH TXDOT ALUMINUM DISK FOUND MARKING THE SOUTHWEST CUTBACK CORNER OF SAID INTERSECTION;

THENCE NORTH 75 DEGREES 03 MINUTES 10 SECONDS WEST, CONTINUING WITH SAID NORTH R.O.W. LINE, A DISTANCE OF 885.87 FEET TO A 5/8 INCH IRON ROD WITH TXDOT ALUMINUM DISK FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE CONTINUING WITH SAID NORTH R.O.W. LINE AND WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 11,384.16 FEET, A CENTRAL ANGLE OF 01 DEGREES 01 MINUTES 21 SECONDS, AN ARC LENGTH OF 203.17 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 32 MINUTES 38 SECONDS WEST, 203.17 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET AT THE END OF SAID CURVE;

THENCE CONTINUING WITH SAID NORTH R.O.W. LINE, NORTH 72 DEGREES 41 MINUTES 54 SECONDS WEST, A DISTANCE OF 191.29 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND MARKING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE CONTINUING WITH SAID NORTH R.O.W. LINE AND WITH SAID CURVE TO THE LEFT HAVING A RADIUS OF 38,477.89 FEET, A CENTRAL ANGLE OF 01 DEGREES 39 MINUTES 28 SECONDS, AN ARC LENGTH OF 1,055.48 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 73 DEGREES 31 MINUTES 38 SECONDS WEST, 1,055.44 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND MARKING THE SOUTHEAST CORNER OF A REMAINDER OF A CALLED 33.8238 ACRE TRACT TO

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PLATO PAPPAS IN THAT CERTAIN GENERAL WARRANTY DEED RECORDED IN VOL. 1153, PG. 719, M.C.D.R. AND A SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 48 DEGREES 47 MINUTES 30 SECONDS EAST, LEAVING SAID NORTH R.O.W. OF F.M. 1774 AND ALONG THE SOUTHEAST LINE OF SAID 33.8238 ACRE TRACT, PASSING AT A DISTANCE OF 266.67 FEET THE SOUTHWEST CORNER OF A CALLED 4.6227 ACRE TRACT TO JOHN MEYER IN THAT CERTAIN EXCHANGE DEED AND EASEMENT AGREEMENT RECORDED IN M.C.C.F. NO. 2001-088471 AND CONTINUING FOR A TOTAL DISTANCE OF 398.67 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT;

THENCE NORTH 55 DEGREES 24 MINUTES 08 SECONDS EAST, WITH THE SOUTHEAST LINE OF SAID 4.6227 ACRE TRACT, A DISTANCE OF 719.24 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE NORTH 00 DEGREES 01 MINUTES 59 SECONDS EAST, A DISTANCE OF 787.63 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 33.8238 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 33 MINUTES 54 SECONDS WEST, ALONG THE NORTH LINE OF SAID 33.8238 ACRE TRACT, A DISTANCE OF 1,266.64 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 33.8238 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 00 DEGREES 02 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 33.8238 ACRE TRACT, A DISTANCE OF 1,302.48 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND ON THE NORTH R.O.W. LINE OF SAID F.M. 1774 AND MARKING THE SOUTHWEST CORNER OF SAID 33.8238 ACRE TRACT;

THENCE NORTH 74 DEGREES 43 MINUTES 55 SECONDS WEST, ALONG SAID NORTH R.O.W. LINE, A DISTANCE OF 2,285.25 FEET TO A 5/8 INCH IRON ROD WITH TXDOT DISK FOUND MARKING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH SAID CURVE TO THE RIGHT HAVING A RADIUS OF 2,790.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 18 MINUTES 25 SECONDS, AN ARC LENGTH OF 63.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74 DEGREES 12 MINUTES 24 SECONDS WEST, 63.64 FEET TO A 5/8 INCH IRON ROD FOUND MARKING A SOUTHEASTERLY CORNER OF A CALLED 4,286.698 ACRE TRACT TO 5732 WOODARD PARTNERS, LTD. IN THAT CERTAIN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN M.C.C.F. NO. 2006-150697 AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; FROM WHICH A 5/8 INCH IRON ROD WITH TXDOT DISK BEARS FOR REFERENCE SOUTH 73 DEGREES 20 MINUTES 58 SECONDS EAST, 0.53 FEET;

THENCE NORTH 02 DEGREES 28 MINUTES 05 SECONDS WEST, LEAVING SAID NORTH R.O.W. LINE AND ALONG THE EAST LINE OF SAID 4,286.698 ACRE TRACT, A DISTANCE OF 918.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE NORTH 03 DEGREES 17 MINUTES 03 SECONDS WEST, CONTINUING WITH SAID EAST LINE, A DISTANCE OF 3,835.69 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED

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TRACT; FROM WHICH A FOUND BENT 5/8 INCH IRON ROD BEARS FOR REFERENCE NORTH 09 DEGREES 30 MINUTES 30 SECONDS WEST, 0.54 FEET;

THENCE NORTH 86 DEGREES 42 MINUTES 57 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 4,286.698 ACRE TRACT, A DISTANCE OF 1,194.54 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND FOR AN ANGLE POINT;

THENCE NORTH 03 DEGREES 17 MINUTES 03 SECONDS WEST, A DISTANCE OF 19.89 FEET TO A POINT IN THE CALLED CENTER OF MILL CREEK;

THENCE WITH THE SOUTH LINE OF SAID 4,286.698 ACRE TRACT AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING COURSES AND DISTANCES ALONG THE CALLED CENTER MEANDERS OF MILL CREEK:

- 1) SOUTH 76 DEGREES 24 MINUTES 47 SECONDS EAST, 90.78 FEET;
- 2) NORTH 78 DEGREES 48 MINUTES 26 SECONDS EAST, 104.91 FEET;
- 3) SOUTH 44 DEGREES 54 MINUTES 54 SECONDS EAST, 149.26 FEET;
- 4) SOUTH 16 DEGREES 47 MINUTES 05 SECONDS EAST, 79.77 FEET;
- 5) SOUTH 49 DEGREES 24 MINUTES 47 SECONDS EAST, 71.33 FEET;
- 6) SOUTH 17 DEGREES 32 MINUTES 16 SECONDS EAST, 83.43 FEET;
- 7) SOUTH 37 DEGREES 47 MINUTES 51 SECONDS EAST, 91.94 FEET;
- 8) SOUTH 14 DEGREES 20 MINUTES 20 SECONDS EAST, 145.46 FEET;
- 9) SOUTH 60 DEGREES 55 MINUTES 17 SECONDS EAST, 68.90 FEET;
- 10) NORTH 85 DEGREES 46 MINUTES 00 SECONDS EAST, 59.54 FEET;
- 11) NORTH 65 DEGREES 24 MINUTES 45 SECONDS EAST, 152.12 FEET;
- 12) NORTH 43 DEGREES 04 MINUTES 45 SECONDS EAST, 153.67 FEET;
- 13) NORTH 25 DEGREES 46 MINUTES 35 SECONDS EAST, 41.01 FEET;
- 14) NORTH 01 DEGREES 53 MINUTES 52 SECONDS WEST, 74.20 FEET;
- 15) NORTH 54 DEGREES 48 MINUTES 50 SECONDS EAST, 163.39 FEET;
- 16) NORTH 27 DEGREES 40 MINUTES 48 SECONDS EAST, 52.50 FEET;
- 17) SOUTH 84 DEGREES 39 MINUTES 37 SECONDS EAST, 15.53 FEET;
- 18) NORTH 11 DEGREES 19 MINUTES 10 SECONDS EAST, 17.89 FEET;
- 19) NORTH 63 DEGREES 06 MINUTES 44 SECONDS EAST, 55.18 FEET;
- 20) SOUTH 62 DEGREES 01 MINUTES 03 SECONDS EAST, 58.93 FEET;
- 21) NORTH 24 DEGREES 50 MINUTES 42 SECONDS EAST, 324.10 FEET;
- 22) NORTH 04 DEGREES 34 MINUTES 11 SECONDS EAST, 152.56 FEET;
- 23) NORTH 27 DEGREES 41 MINUTES 55 SECONDS EAST, 131.32 FEET;
- 24) NORTH 07 DEGREES 28 MINUTES 48 SECONDS EAST, 106.64 FEET;
- 25) NORTH 05 DEGREES 08 MINUTES 07 SECONDS WEST, 174.03 FEET;
- 26) NORTH 20 DEGREES 11 MINUTES 25 SECONDS WEST, 96.81 FEET;
- 27) NORTH 30 DEGREES 04 MINUTES 53 SECONDS EAST, 36.09 FEET;
- 28) NORTH 61 DEGREES 51 MINUTES 44 SECONDS EAST, 198.79 FEET;
- 29) SOUTH 89 DEGREES 35 MINUTES 53 SECONDS EAST, 45.71 FEET;
- 30) SOUTH 36 DEGREES 13 MINUTES 35 SECONDS EAST, 166.29 FEET;
- 31) SOUTH 48 DEGREES 55 MINUTES 42 SECONDS EAST, 390.43 FEET;
- 32) SOUTH 13 DEGREES 38 MINUTES 30 SECONDS EAST, 158.05 FEET;
- 33) SOUTH 51 DEGREES 02 MINUTES 19 SECONDS EAST, 107.06 FEET;
- 34) NORTH 79 DEGREES 21 MINUTES 23 SECONDS EAST, 191.59 FEET;
- 35) SOUTH 60 DEGREES 50 MINUTES 28 SECONDS EAST, 69.65 FEET;

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- 36) SOUTH 27 DEGREES 30 MINUTES 19 SECONDS WEST, 83.52 FEET;  
 37) SOUTH 00 DEGREES 27 MINUTES 55 SECONDS WEST, 239.11 FEET;  
 38) SOUTH 19 DEGREES 31 MINUTES 24 SECONDS EAST, 44.62 FEET;  
 39) SOUTH 05 DEGREES 07 MINUTES 39 SECONDS WEST, 75.65 FEET;  
 40) SOUTH 42 DEGREES 28 MINUTES 18 SECONDS EAST, 185.27 FEET;  
 41) SOUTH 64 DEGREES 11 MINUTES 58 SECONDS EAST, 197.24 FEET;  
 42) SOUTH 24 DEGREES 35 MINUTES 16 SECONDS EAST, 20.52 FEET;  
 43) SOUTH 39 DEGREES 31 MINUTES 09 SECONDS EAST, 73.41 FEET;  
 44) SOUTH 86 DEGREES 30 MINUTES 26 SECONDS EAST, 66.04 FEET;  
 45) NORTH 55 DEGREES 56 MINUTES 24 SECONDS EAST, 199.82 FEET;  
 46) NORTH 43 DEGREES 33 MINUTES 37 SECONDS EAST, 214.19 FEET;  
 47) NORTH 81 DEGREES 25 MINUTES 08 SECONDS EAST, 117.81 FEET;  
 48) NORTH 50 DEGREES 55 MINUTES 37 SECONDS EAST, 50.37 FEET;  
 49) NORTH 18 DEGREES 37 MINUTES 17 SECONDS EAST, 145.00 FEET;  
 50) NORTH 07 DEGREES 16 MINUTES 38 SECONDS WEST, 66.68 FEET;  
 51) NORTH 37 DEGREES 00 MINUTES 24 SECONDS EAST, 183.95 FEET;  
 52) NORTH 54 DEGREES 20 MINUTES 57 SECONDS EAST, 99.96 FEET;  
 53) NORTH 29 DEGREES 38 MINUTES 49 SECONDS EAST, 206.94 FEET;  
 54) NORTH 89 DEGREES 42 MINUTES 33 SECONDS EAST, 53.97 FEET;  
 55) SOUTH 52 DEGREES 20 MINUTES 53 SECONDS EAST, 89.40 FEET;  
 56) SOUTH 81 DEGREES 46 MINUTES 45 SECONDS EAST, 149.37 FEET;  
 57) SOUTH 59 DEGREES 24 MINUTES 14 SECONDS EAST, 64.04 FEET;  
 58) NORTH 66 DEGREES 36 MINUTES 07 SECONDS EAST, 147.99 FEET;  
 59) NORTH 30 DEGREES 24 MINUTES 23 SECONDS EAST, 70.78 FEET;  
 60) NORTH 02 DEGREES 12 MINUTES 38 SECONDS WEST, 54.18 FEET;  
 61) NORTH 72 DEGREES 19 MINUTES 20 SECONDS EAST, 30.00 FEET;  
 62) SOUTH 48 DEGREES 06 MINUTES 48 SECONDS EAST, 60.65 FEET;  
 63) NORTH 69 DEGREES 10 MINUTES 59 SECONDS EAST, 68.48 FEET;  
 64) SOUTH 74 DEGREES 18 MINUTES 58 SECONDS EAST, 92.79 FEET;  
 65) NORTH 40 DEGREES 39 MINUTES 01 SECONDS EAST, 74.90 FEET;  
 66) NORTH 52 DEGREES 25 MINUTES 57 SECONDS EAST, 246.19 FEET;  
 67) NORTH 86 DEGREES 10 MINUTES 32 SECONDS EAST, 167.22 FEET;  
 68) NORTH 47 DEGREES 10 MINUTES 53 SECONDS EAST, 48.72 FEET;  
 69) NORTH 15 DEGREES 55 MINUTES 33 SECONDS WEST, 37.13 FEET;  
 70) SOUTH 63 DEGREES 52 MINUTES 42 SECONDS WEST, 22.30 FEET;  
 71) NORTH 50 DEGREES 27 MINUTES 46 SECONDS WEST, 33.36 FEET;  
 72) NORTH 51 DEGREES 36 MINUTES 58 SECONDS EAST, 36.19 FEET;

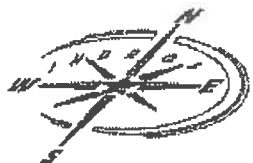
THENCE SOUTH 84 DEGREES 40 MINUTES 26 SECONDS EAST, 123.71 FEET TO THE NORTHWEST CORNER OF A CALLED 102.058 ACRE TRACT TO KIRBY RUN ASSOCIATES, LP IN THAT CERTAIN GENERAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN M.C.C.F. NO. 2006-105843 AND THE MOST NORTHERLY NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 37 MINUTES 45 SECONDS EAST, ALONG THE WEST LINE OF SAID 102.058 ACRE TRACT, A DISTANCE OF 1,860.60 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE SOUTH 02 DEGREES 53 MINUTES 53 SECONDS EAST, A DISTANCE OF 110.91 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET ON THE NORTH

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LINE OF A CALLED 190.245 ACRE TRACT TO BRIGITTE SMITH IN THAT SPECIAL WARRANTY DEED RECORDED IN M.C.C.F. NO. 2009-117811 AND MARKING THE SOUTHWEST CORNER OF SAID 102.058 ACRE TRACT AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 87 DEGREES 19 MINUTES 42 SECONDS WEST, ALONG THE NORTH LINE OF SAID 190.245 ACRE TRACT, A DISTANCE OF 1,596.60 FEET TO A CONCRETE MONUMENT WITH BOLT FOUND FOR AN ANGLE POINT;

THENCE SOUTH 87 DEGREES 23 MINUTES 35 SECONDS WEST, CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 39.64 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF SAID 190.245 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02 DEGREES 27 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF SAID 190.245 ACRE TRACT, A DISTANCE OF 2,213.30 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 190.245 ACRE TRACT AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 86 DEGREES 39 MINUTES 12 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 190.245 ACRE TRACT, A DISTANCE OF 386.62 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE NORTH 87 DEGREES 40 MINUTES 33 SECONDS EAST, CONTINUING WITH SAID SOUTH LINE, A DISTANCE OF 574.99 FEET TO A 1-1/2 INCH IRON PIPE FOUND MARKING THE NORTHWEST CORNER OF A CALLED 2.2817 ACRE TRACT TO ALICE LAW JOHNSON IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN M.C.C.F. NO. 98102399 AND AN EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 28 DEGREES 03 MINUTES 58 SECONDS WEST, A DISTANCE OF 71.34 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 2.2817 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 3.0000 ACRE TRACT TO ALICE LAW JOHNSON IN THAT SPECIAL WARRANTY DEED RECORDED IN M.C.C.F. NO. 9147859;

THENCE SOUTH 27 DEGREES 20 MINUTES 55 SECONDS WEST, A DISTANCE OF 202.69 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE SOUTH 23 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 64.05 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 3.0000 ACRE TRACT TO ALICE LAW JOHNSON AND THE NORTHWEST CORNER OF A CALLED 3.0000 ACRE TRACT TO ROGGIE V. LAW, JR. IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN M.C.C.F. NO. 9147858;

THENCE SOUTH 21 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 219.18 FEET TO A 5/8 INCH IRON ROD FOUND MARKING THE SOUTHWEST CORNER OF SAID 3.000 ACRE TRACT TO ROGGIE V. LAW JR. AND THE NORTHWEST CORNER OF A CALLED 3.0000 ACRE TRACT TO CYNTHIA LAW ENGLAND IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN M.C.C.F. NO. 9147857;

SHEET 5 OF 6



**Windrose Land Services, Inc**

3200 Wilcrest Dr., Suite 325

Houston, Texas 77042

Phone (713) 458-2281 Fax (713) 481-1151

**Professional Development Consultants**

Land Surveying, Platting, Project Management and GIS Services

Firm Registration No. 10108800

THENCE SOUTH 21 DEGREES 44 MINUTES 52 SECONDS WEST, A DISTANCE OF 215.73 FEET (CALLED 216.13 FEET) TO A 5/8 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF A CEMETERY RECORDED IN VOL. 241, PG. 355, M.C.D.R.;

THENCE SOUTH 71 DEGREES 42 MINUTES 49 SECONDS WEST, ALONG THE NORTH LINE OF SAID CEMETERY, A DISTANCE OF 220.14 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE LAND SERVICES" SET FOR AN ANGLE POINT;

THENCE SOUTH 72 DEGREES 31 MINUTES 27 SECONDS WEST, CONTINUING WITH SAID NORTH LINE, A DISTANCE OF 131.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND MARKING THE WEST CORNER OF SAID CEMETERY AND AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 38 DEGREES 34 MINUTES 26 SECONDS EAST, ALONG THE SOUTHWEST LINE OF SAID CEMETERY, A DISTANCE OF 367.71 FEET TO A 5/8 INCH IRON ROD FOUND ON THE WEST R.O.W. LINE OF SAID SANDERS CEMETERY ROAD;

THENCE SOUTH 21 DEGREES 22 MINUTES 54 SECONDS WEST, ALONG SAID WEST R.O.W. LINE, A DISTANCE OF 473.21 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "CARTER & BURGESS" FOUND FOR AN ANGLE POINT;

THENCE SOUTH 13 DEGREES 57 MINUTES 22 SECONDS EAST, CONTINUING WITH SAID WEST R.O.W. LINE, A DISTANCE OF 996.77 FEET TO THE PLACE OF BEGINNING AND CONTAINING 585.0022 ACRES OR 25,482,695 SQUARE FEET OF LAND, AS SHOWN IN JOB NO. 49978WCf FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.



  
MIKE KURKOWSKI  
R.P.L.S. NO. 5101  
STATE OF TEXAS  
49978WC

09/05/14

DATE

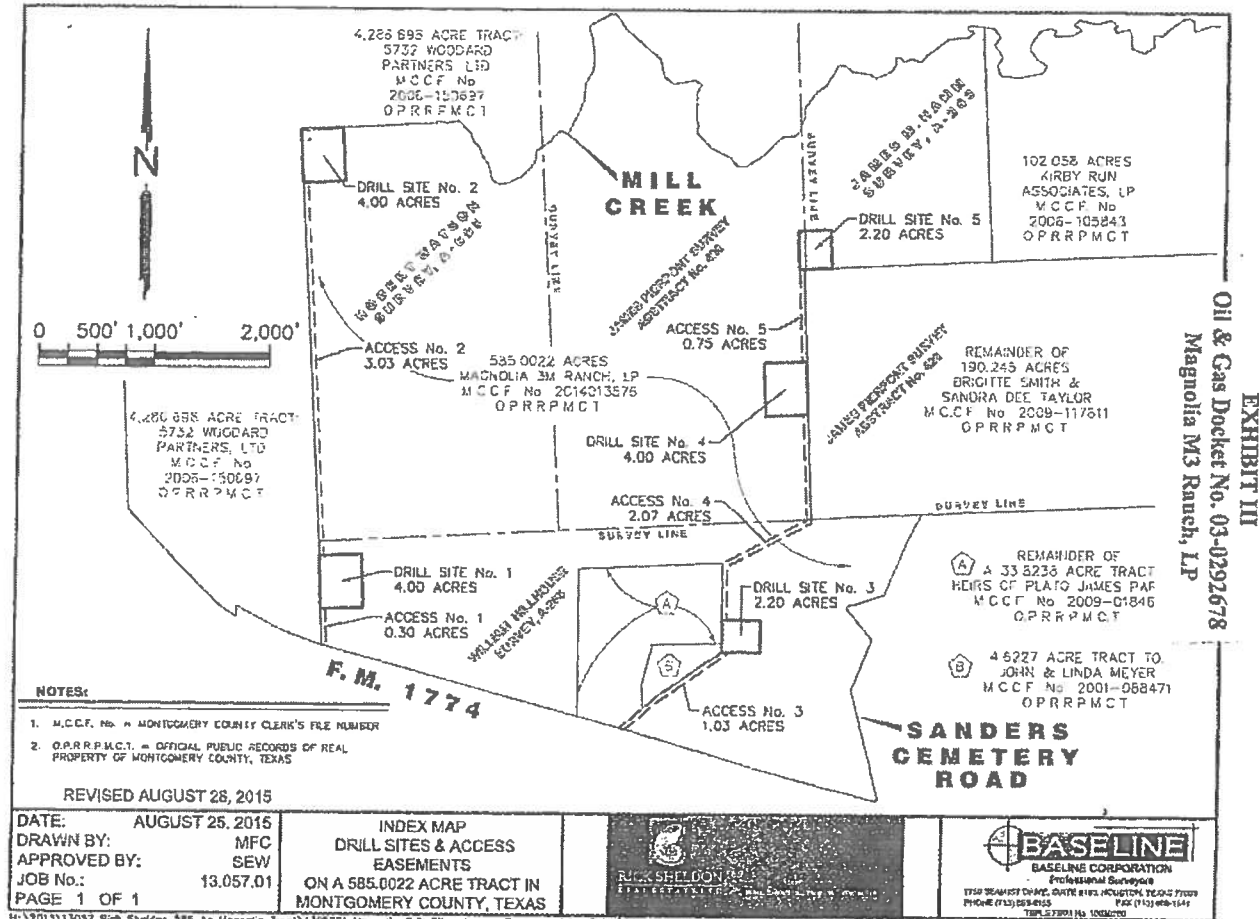


EXHIBIT III  
Oil & Gas Docket No. 03-0292678  
Magnolia M3 Ranch, LP

**METES AND BOUNDS DESCRIPTION  
DRILL SITE NO. 1  
4.00 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 4.00 acres of land situated in the William Hillhouse Survey, Abstract No. 260, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 4.00 acre tract is described by metes and bounds as follows:

**COMMENCING** at a found 5/8 inch iron rod with TxDOT aluminum cap in the northerly right-of-way line of F.M. 1774 (width varies) and being the southwest corner of said 585.0022 acre tract, a southeasterly corner of that certain 4,286.698 acre tract of land described in the deed to 5732 Woodard Partners, LTD. recorded in Montgomery County Clerk's File No. 2006-150697, Official Public Records of Real Property of Montgomery County, Texas, the northwest corner of that certain 0.0003 acre tract of land described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2010040288, Official Public Records of Real Property of Montgomery County, Texas and being the northeast corner of that certain 0.7670 acre tract described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2014028867, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 02 degrees 21 minutes 06 seconds West, with the east line of said 4,286.698 acre tract and with the west line of said 585.0022 acre tract, 318.35 feet to the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 02 degrees 21 minutes 06 seconds West, continuing with the east line of said 4,286.698 acre tract and the west line of said 585.0022 acre tract, 470.23 feet;

**THENCE**, North 87 degrees 39 minutes 01 seconds East, into the interior of said 585.0022 acre tract, 370.58 feet;

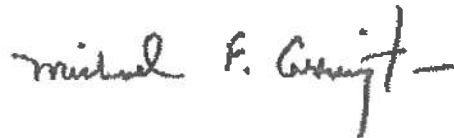
**THENCE**, South 02 degrees 21 minutes 06 seconds East, 470.23 feet;

**THENCE**, South 87 degrees 39 minutes 01 seconds West, 370.58 feet to the **POINT OF BEGINNING** and containing 4.00 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366



**METES AND BOUNDS DESCRIPTION  
DRILL SITE NO. 2  
4.00 ACRES OF LAND  
IN THE ROBERT WATSON SURVEY, ABSTRACT No. 605,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 4.00 acres of land situated in the Robert Watson Survey, Abstract No. 605, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 4.00 acre tract is described by metes and bounds as follows:

**BEGINNING** at a found concrete monument being the northwest corner of said 585.0022 acre tract, a re-entrant corner of that certain 4,286.698 acre tract of land described in the deed to 5732 Woodard Partners, LTD. recorded in Montgomery County Clerk's File No. 2006-150697, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 86 degrees 48 minutes 43 seconds West, with a south line of said 4,286.698 acre tract and the north line of said 585.0022 acre tract, 370.58 feet to a point from which a found 5/8 inch "Carter-Burgess" plastic capped iron rod bears North 86 degrees 48 minutes 43 seconds East, 821.95 feet;

**THENCE**, South 03 degrees 17 minutes 18 seconds East, into the interior of said 585.0022 acre tract, 470.23 feet;

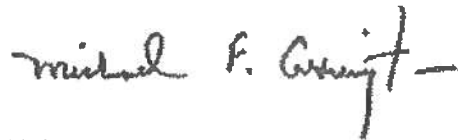
**THENCE**, South 86 degrees 48 minutes 43 seconds West, 370.58 feet to a point on the west line of said 585.0022 acre tract and an east line of said 4,286.698 acre tract;

**THENCE**, North 03 degrees 17 minutes 18 seconds West, with the west line of said 585.0022 acre tract and an east line of said 4,286.698 acre tract, 470.23 feet to the **POINT OF BEGINNING** and containing 4.00 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366



**METES AND BOUNDS DESCRIPTION  
DRILL SITE NO. 3  
2.20 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 2.20 acres of land situated in the William Hillhouse Survey, Abstract No. 260, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 2.20 acre tract is described by metes and bounds as follows:

**COMMENCING** at a 5/8 inch "Carter-Burgess" plastic capped iron rod found for a re-entrant corner of said 585.0022 acre tract, and the southeast corner of the remainder of that certain 33.8238 acre tract of land described in the deed to Tessie Demetriou Pappas recorded in Montgomery County Clerk's File No. 2009-018466, Official Public Records of Real Property of Montgomery County, Texas, said corner in the northerly right-of-way line of F.M. 1774 (width varies);

**THENCE**, North 48 degrees 47 minutes 45 seconds East, with the southeast line of said remainder of the 33.8238 acre tract, with a northwest line of said 585.0022 acre tract and with the southeast line of that certain 4.6227 acre tract described in the deed to John and Linda Meyer recorded in Montgomery County Clerk's File No. 2001-088471, Official Public Records of Real Property of Montgomery County, Texas, 398.83 feet to a found 1/2 inch iron rod;

**THENCE**, North 55 degrees 17 minutes 33 seconds East, continuing with said northwest line of said 585.0022 acre tract and with the southeast line of said 4.6227 acre tract, 720.05 feet to a found 5/8 inch iron rod for the southeast corner of said 4.6227 acre tract and an angle point on said northwest line of said 585.0022 acre tract and the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 00 degrees 00 minutes 53 seconds West, with the east line of said 4.6227 acre tract, the east line of said 33.8238 acre tract and a west line of said 585.0022 acre tract, 285.51 feet;

**THENCE**, North 89 degrees 53 minutes 55 seconds East, into the interior of said 585.0022 acre tract, 335.68 feet;

**THENCE**, South 00 degrees 00 minutes 53 seconds East, 285.51 feet;

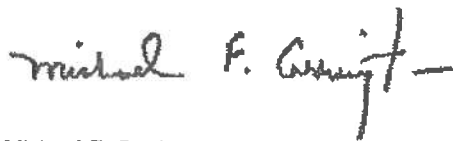
**THENCE**, South 89 degrees 53 minutes 55 seconds West, 335.68 feet to the **POINT OF BEGINNING** and containing 2.20 acres of land.



The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

Revised August 28, 2015  
August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366



**METES AND BOUNDS DESCRIPTION  
DRILL SITE NO. 4  
4.00 ACRES OF LAND  
IN THE JAMES PIERPONT SURVEY, ABSTRACT No. 426,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 4.00 acres of land situated in the James Pierpont Survey, Abstract No. 426, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 4.00 acre tract is described by metes and bounds as follows:

**COMMENCING** at a 1/2 inch iron rod found on the easterly line of said 585.0022 acre tract, and being the southwest corner of the remainder of that certain 190.245 acre tract of land described in the deed to Brigitte Smith and Sandra Dee Taylor recorded in Montgomery County Clerk's File No. 2009-117811, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 02 degrees 27 minutes 06 seconds West, with the east line of said 585.0022 acre tract and the west line of said remainder of the 190.245 acre tract, 922.26 feet to the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, South 87 degrees 33 minutes 01 seconds West, into the interior of said 585.0022 acre tract, 370.58 feet;

**THENCE**, North 02 degrees 27 minutes 06 seconds West, 470.23 feet;

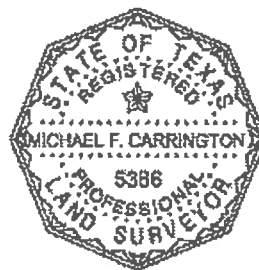
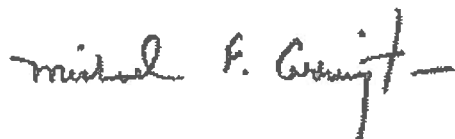
**THENCE**, North 87 degrees 33 minutes 01 seconds East, 370.58 feet to a point on the east line of said 585.0022 acre tract and the west line of said remainder of the 190.245 acre tract;

**THENCE**, South 02 degrees 27 minutes 06 seconds East, with the east line of said 585.0022 acre tract and the west line of said remainder of the 190.245 acre tract, 470.23 feet to the **POINT OF BEGINNING** and containing 4.00 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5386

**METES AND BOUNDS DESCRIPTION  
DRILL SITE NO. 5  
2.20 ACRES OF LAND  
IN THE JAMES PIERPONT SURVEY, ABSTRACT No. 426,  
AND THE JAMES M. HAMM SURVEY, ABSTRACT No. 263  
MONTGOMERY COUNTY, TEXAS**

**BEING** 2.20 acres of land situated in the James M. Hamm Survey, Abstract No. 263 and in the James Pierpont Survey, Abstract No. 426, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 2.20 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for a re-entrant corner in the easterly line of said 585.0022 acre tract, and the northwest corner of the remainder of that certain 190.245 acre tract of land described in the deed to Brigitte Smith and Sandra Dee Taylor recorded in Montgomery County Clerk's File No. 2009-117811, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, South 87 degrees 10 minutes 15 seconds West, into the interior of said 585.0022 acre tract, 40.00 feet;

**THENCE**, North 02 degrees 39 minutes 45 seconds West, 338.31 feet;

**THENCE**, North 87 degrees 20 minutes 14 seconds East, 283.51 feet;

**THENCE**, South 02 degrees 39 minutes 46 seconds East, 338.04 feet to a point on the north line of the remainder of said 190.245 acre tract and a south line of said 585.0022 acre tract;

**THENCE**, South 87 degrees 19 minutes 42 seconds West, with the north line of the remainder of said 190.245 acre tract and a south line of said 585.0022 acre tract, 203.80 feet;

**THENCE**, South 87 degrees 10 minutes 15 seconds West, continuing with the north line of the remainder of said 190.245 acre tract and a south line of said 585.0022 acre tract, 39.71 feet to the POINT OF BEGINNING and containing 2.20 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366



**METES AND BOUNDS DESCRIPTION  
ACCESS EASEMENT NO. 1  
0.30 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 0.30 acres of land situated in the William Hillhouse Survey, Abstract No. 260, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 0.30 acre tract is described by metes and bounds as follows:

**BEGINNING** at a found 5/8 inch iron rod with TxDOT aluminum cap in the northerly right-of-way line of F.M. 1774 (width varies) and being the southwest corner of said 585.0022 acre tract, a southeasterly corner of that certain 4,286.698 acre tract of land described in the deed to 5732 Woodard Partners, LTD. recorded in Montgomery County Clerk's File No. 2006-150697, Official Public Records of Real Property of Montgomery County, Texas, the northwest corner of that certain 0.0003 acre tract of land described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2010040268, Official Public Records of Real Property of Montgomery County, Texas and being the northeast corner of that certain 0.7670 acre tract described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2014028867, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 02 degrees 21 minutes 06 seconds West, with the east line of said 4,286.698 acre tract and the west line of said 585.0022 acre tract, 318.35 feet;

**THENCE**, North 87 degrees 39 minutes 01 seconds East, into the interior of said 585.0022 acre tract, 40.00 feet;

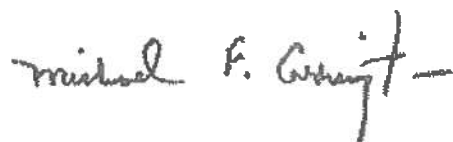
**THENCE**, South 02 degrees 21 minutes 06 seconds East, 331.72 feet to a point on the south line of said 585.0022 acre tract and the northerly right-of-way line of said F. M. 1774, said point at the beginning of a non-tangent curve to the right having a radius of 2,790.00 feet and whose radius point bears North 15 degrees 42 minutes 13 seconds East;

**THENCE**, in a westerly direction with the south line of said 585.0022 acre tract, the northerly right-of-way said F.M. 1774 and said non-tangent curve through a central angle of 00 degrees 51 minutes 58 seconds, an arc length of 42.18 feet and whose chord bears North 73 degrees 51 minutes 48 seconds West, 42.18 feet to the POINT OF BEGINNING and containing 0.30 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366

**METES AND BOUNDS DESCRIPTION  
ACCESS EASEMENT NO. 2  
3.03 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
& IN THE ROBERT WATSON SURVEY, ABSTRACT No. 605  
MONTGOMERY COUNTY, TEXAS**

**BEING** 3.03 acres of land situated in the William Hillhouse Survey, Abstract No. 260, and in the Robert Watson Survey, Abstract No. 605 in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 3.03 acre tract is described by metes and bounds as follows:

**COMMENCING** at a found 5/8 inch iron rod with TxDOT aluminum cap on the northerly right-of-way line of F.M. 1774 (width varies) and being the southwest corner of said 585.0022 acre tract, a southeasterly corner of that certain 4,286.698 acre tract of land described in the deed to 5732 Woodard Partners, LTD. recorded in Montgomery County Clerk's File No. 2006-150697, Official Public Records of Real Property of Montgomery County, Texas, the northwest corner of that certain 0.0003 acre tract of land described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2010040288, Official Public Records of Real Property of Montgomery County, Texas and being the northeast corner of that certain 0.7670 acre tract described in the deed to the State of Texas recorded in Montgomery County Clerk's File No. 2014028867, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 02 degrees 21 minutes 06 seconds West, with the east line of said 4,286.698 acre tract and the west line of said 585.0022 acre tract, 788.58 feet to the **POINT OF BEGINNING** of the tract herein described;

**THENCE**, North 02 degrees 21 minutes 06 seconds West, continuing with the east line of said 4,286.698 acre tract and the west line of said 585.0022 acre tract, 124.89 feet;

**THENCE**, North 03 degrees 17 minutes 18 seconds West, continuing with the east line of said 4,286.698 acre tract and the west line of said 585.0022 acre tract, 3,172.85 feet;

**THENCE**, North 86 degrees 46 minutes 43 seconds East, into the interior of said 585.0022 acre tract, 40.00 feet;

**THENCE**, South 03 degrees 17 minutes 18 seconds East, 3,173.11 feet;

**THENCE**, South 02 degrees 21 minutes 06 seconds East, 125.22 feet;

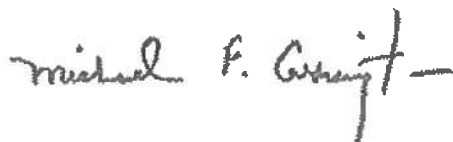
**THENCE**, South 87 degrees 39 minutes 01 seconds West, 40.00 feet to the **POINT OF BEGINNING** and containing 3.03 acres of land.



The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366

**METES AND BOUNDS DESCRIPTION  
ACCESS EASEMENT NO. 3  
1.03 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 1.03 acres of land situated in the William Hillhouse Survey, Abstract No. 260, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 1.03 acre tract is described by metes and bounds as follows:

**BEGINNING** at a found 5/8 inch "Carter-Burgess" plastic capped iron rod for a re-entrant corner of said 585.0022 acre tract, and the southeast corner of the remainder of that certain 33.8238 acre tract of land described in the deed to Tessie Demetriou Pappas recorded in Montgomery County Clerk's File No. 2009-018466, Official Public Records of Real Property of Montgomery County, Texas, said corner in the northerly right-of-way line of F.M. 1774 (width varies);

**THENCE**, North 48 degrees 47 minutes 45 seconds East, with the southeast line of the remainder of said 33.8238 acre tract, with a northwest line of said 585.0022 acre tract and with the southeast line of that certain 4.6227 acre tract described in the deed to John and Linda Meyer recorded in Montgomery County Clerk's File No. 2001-088471, Official Public Records of Real Property of Montgomery County, Texas, 398.83 feet to a found 1/2 inch iron rod;

**THENCE**, North 55 degrees 17 minutes 33 seconds East, continuing with said northwest line of said 585.0022 acre tract and with the southeast line of said 4.6227 acre tract, 720.05 feet to a found 5/8 inch iron rod for the southeast corner of said 4.6227 acre tract and an angle point on said northwest line of said 585.0022 acre tract;

**THENCE**, North 89 degrees 53 minutes 55 seconds East, into the interior of said 585.0022 acre tract, 40.00 feet;

**THENCE**, South 00 degrees 00 minutes 53 seconds East, 21.02 feet;

**THENCE**, South 55 degrees 17 minutes 33 seconds West, 738.74 feet;

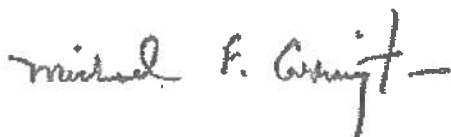
**THENCE**, South 48 degrees 47 minutes 45 seconds West, 370.47 feet to a point in the south line of said 585.0022 acre tract and in the northerly right-of-way line of said F. M. 1774, said point at the beginning of a non-tangent curve to the left having a radius of 36,477.69 feet and whose radius point bears South 15 degrees 43 minutes 08 seconds West;

**THENCE**, in a westerly direction with the south line of said 585.0022 acre tract and with the northerly right-of-way line of said F. M. 1774 and along said non-tangent curve through a central angle of 00 degrees 04 minutes 30 seconds, having an arc length of 47.76 feet and whose chord bears North 74 degrees 19 minutes 07 seconds West, 47.76 feet to the POINT OF BEGINNING and containing 1.03 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

Revised August 28, 2015  
August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366

**METES AND BOUNDS DESCRIPTION  
ACCESS EASEMENT NO. 4  
2.07 ACRES OF LAND  
IN THE WILLIAM HILLHOUSE SURVEY, ABSTRACT No. 260,  
& IN THE JAMES PIERPONT SURVEY, ABSTRACT No. 426  
MONTGOMERY COUNTY, TEXAS**

**BEING** 2.07 acres of land situated in the William Hillhouse Survey, Abstract No. 260 and in the James Pierpont Survey, Abstract No. 426, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 2.07 acre tract is described by metes and bounds as follows:

**BEGINNING** at a found 5/8 inch iron rod for a re-entrant corner of said 585.0022 acre tract, and being the northeast corner of the remainder of that certain 33.8238 acre tract of land described in the deed to Tessie Demetriou Pappas recorded in Montgomery County Clerk's File No. 2009-018466, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, North 62 degrees 22 minutes 17 seconds East, into the interior of said 585.0022 acre tract, 819.33 feet;

**THENCE**, North 02 degrees 27 minutes 06 seconds West, 928.49 feet;

**THENCE**, North 87 degrees 33 minutes 01 seconds East, 40.00 feet to a point on the east line of said 585.0022 acre tract and the west line of the remainder of that certain 190.245 acre tract of land described in the deed to Brigitte Smith and Sandra Dee Taylor recorded in Montgomery County Clerk's File No. 2009-117811, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, South 02 degrees 27 minutes 06 seconds East, with the east line of said 585.0022 acre tract and with the west line of the remainder of said 190.245 acre tract, passing at 922.26 feet a found 1/2 inch iron rod for the southwest corner of the remainder of said 190.245 acre tract, continuing with same bearing into the said 585.0022 acre tract, in all a total of 953.88 feet;

**THENCE**, South 62 degrees 22 minutes 17 seconds West, 820.50 feet;

**THENCE**, South 00 degrees 00 minutes 53 seconds East, 476.22 feet;

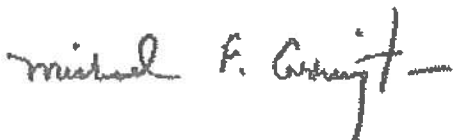
**THENCE**, South 89 degrees 53 minutes 55 seconds West, 40.00 feet to a point on the east line of the remainder of said 33.8238 acre tract and a west line of said 585.0022 acre tract;

**THENCE**, North 00 degrees 00 minutes 53 seconds West, with the east line of the remainder of said 33.8238 acre tract and a west line of said 585.0022 acre tract, 500.50 feet to the POINT OF BEGINNING and containing 2.07 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441287.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

Revised August 28, 2015  
August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366

**METES AND BOUNDS DESCRIPTION  
ACCESS EASEMENT NO. 5  
0.75 ACRES OF LAND  
IN THE JAMES PIERPONT SURVEY, ABSTRACT No. 426,  
MONTGOMERY COUNTY, TEXAS**

**BEING** 0.75 acres of land situated in the James Pierpont Survey, Abstract No. 426, in Montgomery County, Texas; being a part of that certain 585.0022 acre tract of land described in the deed to Magnolia 3M Ranch, LP recorded in Montgomery County Clerk's File No. 2014013576, Official Public Records of Real Property of Montgomery County, Texas, said 0.75 acre tract is described by metes and bounds as follows:

**BEGINNING** at a 1/2 inch iron rod found for a re-entrant corner in the easterly line of said 585.0022 acre tract, and the northwest corner of the remainder of that certain 190.245 acre tract of land described in the deed to Brigitte Smith and Sandra Dee Taylor recorded in Montgomery County Clerk's File No. 2009-117811, Official Public Records of Real Property of Montgomery County, Texas;

**THENCE**, South 02 degrees 27 minutes 06 seconds East, with the easterly line of said 585.0022 acre tract and the west line of the remainder of said 190.245 acre tract, 820.66 feet;

**THENCE**, South 87 degrees 33 minutes 01 seconds West, into the interior of said 585.0022 acre tract, 40.00 feet;

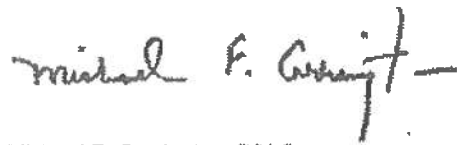
**THENCE**, North 02 degrees 27 minutes 06 seconds West, 820.39 feet;

**THENCE**, North 87 degrees 10 minutes 15 seconds East, 40.00 feet to the POINT OF BEGINNING and containing 0.75 acres of land.

The bearings hereon were derived from redundant RTK GPS observations and are based on the Texas Coordinate System, Central Zone (4203) NAD 83 CORS Adjustment. The distances shown are surface datum. To convert to grid multiply by a combined project adjustment factor of 0.999957441297.

This description was prepared in conjunction with a survey made on the ground in August of 2015.

August 25, 2015  
By: BASELINE CORPORATION  
TBPLS Firm No. 10030200



Michael F. Carrington, RPLS  
Texas Registration No. 5366