

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0321068

APPLICATION OF GR-M1 LTD. FOR COMMISSION APPROVAL OF A 154.9 ACRE TRACT IN BRAZORIA COUNTY, TEXAS AS A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by an Administrative Law Judge and Technical Examiner on August 27, 2019. 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 the owner of the possessory mineral interests. There are no mineral lessors in the proposed qualified subdivision. Further, as the Publisher's Affidavit attests, the Notice of Hearing was published in the *Pearland Journal*, a newspaper in the Houston Chronicle Network and of general circulation in Brazoria County, Texas. The publication was done for four consecutive weeks, on July 17, 2019, July 24, 2019, July 31, 2019, and August 7, 2019.
2. The Applicant is the surface owner of the 154.9 acre tract.
3. The proposed qualified subdivision is in Brazoria County, a county having a population in excess of 140,000 that adjoins Harris County that has a population in excess of 400,000.
4. The proposed qualified subdivision has been subdivided in a manner authorized by law for residential and commercial development pursuant to the relevant ordinances governing subdivisions.
5. The proposed qualified subdivision contains an operation site of 5 acres in size. The operation site has access to a public road. The operation site may be used by the possessory mineral interest owners to explore for and produce minerals. The operation site is located within the proposed qualified subdivision.
6. The proposed qualified subdivision plat contains provision for road and pipeline easements, which will provide ingress/egress to the operations site for the qualified

subdivision. Road and pipeline easements for the operation sites will provide access to a public road.

7. There have been a total of 26 wells drilled within the 2.5 mile area of review, of which 24 were dry holes. Two other wells were completed, but only one actually produced oil and gas. No wells were drilled or permitted within the proposed qualified subdivision and no recognized Commission fields are known to underlie it.
8. The proposed operations sites and pipeline and access easements via a public road are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
9. The Applicant has waived the issuance of a Proposal for Decision in this docket.
10. The Applicant has 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 GR-M1 LTD. 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 applicant, this Final Order is effective when a Master Order relating to this Final Order is signed on October 1, 2019.

ORDERING PROVISIONS

IT IS THEREFORE ORDERED that the application of GR-M1 LTD. pursuant to Statewide Rule 76 for the approval of a qualified subdivision with the drillsite and access easements as shown on the attached plat designated as Exhibit I, and more particularly described by the metes and bounds description attached hereto as Exhibit II, along with the metes and bounds descriptions of the drillsite and easements attached hereto as Exhibit III, is hereby **APPROVED**.

IT IS FURTHER ORDERED that this Final Order is effective on October 1, 2019, 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 1st day of October, 2019, in Austin, Texas.

RAILROAD COMMISSION OF TEXAS

(Order approved and signatures affixed by
Hearings Division Unprotested Master Order
dated October 1, 2019)

JNC/mls

CR 786

Meridiana Pkwy

154.9 Acres

5.0 Acres







HT&B RR CO
A-287

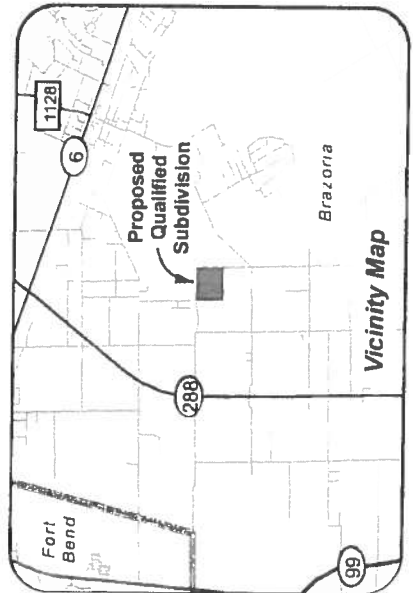
GR-M1 LTD.

Exhibit No.: *4*
Docket No.: 03-0321068
Date: 8.27.2019

DON RAY GEORGE & ASSOCIATES, INC.
CONSULTING PETROLEUM ENGINEERS
FOR
GR-M1 LTD.

PROPOSED QUALIFIED SUBDIVISION
Pursuant to Railroad Commission Statewide Rule 76
FOR A
154.9± Acre Tract
LOCATED IN THE
H.T. & B.R.R. CO.; A-287 Survey
Brazoria County, TX

-  Proposed Qualified Subdivision (PQS)
-  5.0 Acre Drill Site
-  25' Pipeline Easement
-  15' Access Easement



**METES AND BOUNDS DESCRIPTION
BEING A 154.9 ACRE TRACT OF LAND SITUATED IN THE
H.T.& B.R.R. CO. SURVEY, SECTION 53, ABSTRACT 287
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 154.9 ACRE TRACT OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 53, ABSTRACT 287, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND CALLED 162.47 ACRES CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) 2006030311, THE SAID 154.9 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at the intersection of the westerly line of said 162.47 acre tract with the arc of a non-tangent curve in the southerly right-of-way line of Meridiana Parkway (based on a width of 120 feet), from which a 5/8-inch iron rod found marking the northwesterly corner of said 162.47 acre tract bears North 02°46'53" West, for a distance of 127.52 feet and having Texas State Plane, South Central Zone coordinates of North 13,724,812.45 feet and East 3,113,165.41 feet;

THENCE, along the southerly right-of-way line of said Meridiana Parkway the following nine (9) calls:

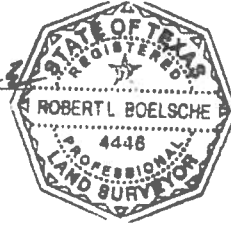
- (1) In an easterly direction with the arc of a non-tangent curve to the right having a radius of 1,940.00 feet, a central angle of 05°04'16", an arc length of 171.71 feet and a chord bearing of North 84°48'00" East, for a distance of 171.65 feet to a 5/8-inch capped iron rod stamped "EHRA 713 784-4500" found for tangency;
- (2) North 87°20'08" East, for a distance of 890.86 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for curvature;
- (3) In an easterly direction with the arc of a curve to the right having a radius of 871.50 feet, a central angle of 04°29'20", an arc length of 68.28 feet and a chord bearing of North 89°34'48" East, for a distance of 68.26 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for tangency;
- (4) South 88°09'27" East, for a distance of 318.42 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for curvature;
- (5) In an easterly direction with the arc of a curve to the left having a radius of 928.50 feet, a central angle of 08°12'13", an arc length of 132.94 feet and a chord bearing of North 87°44'27" East, for a distance of 132.83 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for tangency;
- (6) North 83°38'21" East, for a distance of 416.00 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for curvature;
- (7) In an easterly direction with the arc of a curve to the right having a radius of 871.50 feet, a central angle of 03°41'48", an arc length of 56.23 feet and a chord bearing of North 85°29'14" East, for a distance of 56.22 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for tangency;
- (8) North 87°20'08" East, for a distance of 205.74 feet to a 5/8-inch capped iron rod stamped "EHRA 713-784-4500" found for curvature;
- (9) In an easterly direction with the arc of a curve to the left having a radius of 2,060.00 feet, a central angle of 11°45'46", an arc length of 422.92 feet and a chord bearing of North 81°27'15" East, for a distance of 422.17 feet to a point for corner in the easterly line of said 162.47 acre tract common to the westerly line a called 120.58 acre tract described by deed recorded under B.C.C.F. No. 2006048994, and located in County Road 786 (60 feet in width and also known as Pursley Road);
- (10) **THENCE**, South 02°50'17" East, along the common line of said 162.47 acre tract and the 120.58 acre tract, and generally along County Road 786 for a distance of 2,563.49 feet to the southeasterly corner of said 162.47 acre tract and the northeasterly corner of that certain tract of called 21.7895 acres described in the deed recorded under B.C.C.F. No. 2005072114, from which a 5/8-inch iron capped iron rod stamped "Wilson" was found N 66°58' E, a distance of 0.5 feet;
- (11) **THENCE**, South 87°16'49" West, along the common line of said 162.47 acre tract and the called 21.7895 acre tract for a distance of 2,656.85 feet to a concrete monument found marking the northwesterly corner of said 21.7895 acre tract and the northeasterly corner of that certain tract of land called 59.855 acres described in the deed recorded under B.C.C.F. No. 2015050942;
- (12) **THENCE**, South 87°23'00" West, continuing along the southerly line of said 162.47 acre tract with the northerly line of said 59.855 acre tract, a distance of 23.49 feet to a 5/8-inch iron rod found marking the southwesterly corner of said 162.47 acre tract and the southeasterly corner of Lulling Brook Section One, a subdivision as per plat recorded under B.C.C.F. No. 2007037473;

- (13) **THENCE**, North 02°47'04" West, along the common line of said 162.47 acre tract and Lulling Stone subdivision for a distance of 2,515.18 feet to the **POINT OF BEGINNING** and containing 154.9 acres of land.

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: 04/16/2019; revised 04/30/2019

Job No: 081-011-00

File No: \\Client\RS\2008\081-011-00\documents\technica\Exhibits\2019\PQS MER 59\PQS SUBDIVISION doc

**METES AND BOUNDS DESCRIPTION
5.000 ACRE DRILL SITE
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 53, A-287
BRAZORIA COUNTY, TEXAS**

A 5.000 ACRE TRACT OF LAND SITUATED IN THE H T & B. R.R. CO. SURVEY, SECTION NO. 53, A-287, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 162.47 ACRES HAVING BEEN CONVEYED TO GR M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. 2006030311; SAID 5.000 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 the intersection of the westerly line of said 162.47 acre tract with the arc of a non-tangent curve in the southerly right-of-way line of Meridiana Parkway (based on a width of 120 feet), from which a 5/8-inch iron rod found marking the northwesterly corner of said 162.47 acre tract bears North 02°46'53" West, a distance of 127.52 feet and having Texas State Plane, South Central Zone coordinates of North 13,724,812.45 feet and East 3,113,165.41 feet;

THENCE, in an easterly direction along the southerly right-of-way line of Meridiana Parkway and with the arc of a curve to the right having a radius of 1,940.00 feet, a central angle of 05°04'16", an arc length of 171.71 feet, and having a chord bearing of North 84°48'00" East, a distance of 171.65 feet to 5/8-inch iron rod with cap stamped "EHRA 713-784-4500" found for tangency;

THENCE, North 87°20'08" East, continuing along the southerly right-of-way line of Meridiana Parkway a distance of 491.28 feet to a point for curvature;

THENCE, in an easterly direction along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and having a chord bearing of South 47°39'52" East, for a distance of 35.36 feet to a point of tangency;

THENCE, South 02°39'52" East, for a distance of 162.81 feet to a point for curvature;

THENCE, in a southeasterly direction with the arc of a curve to the left having a radius of 530.00 feet, a central angle of 49°29'29", an arc length of 457.81 feet and a chord bearing of South 27°24'36" East, a distance of 443.71 feet to a point for corner;

THENCE, South 33°17'09" West, for a distance of 11.67 feet to the **POINT OF BEGINNING** of the herein described tract;

- 1) **THENCE**, South 56°42'49" East, a distance of 466.69 feet to a point for corner;
- 2) **THENCE**, South 33°17'09" West, a distance of 466.69 feet to a point for corner;
- 3) **THENCE**, North 56°42'51" West, a distance of 466.69 feet to a point for corner;
- 4) **THENCE**, North 33°17'09" East, a distance of 466.70 feet to the **POINT OF BEGINNING** and containing 5.000 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHR Associates, Inc. FILE 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 04/16/2019, revised 04/30/2019

Job No: 081-011 00

File No: \\Client\RS\2008\081 011 00\documents\technical\Exhibits\2019\PQS MER 59\PQS DS.doc

**METES AND BOUNDS DESCRIPTION
TWENTY FIVE FOOT WIDE PIPELINE EASEMENT
16,573 SQUARE FEET (0.3805 ACRES)
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 53, A-287
BRAZORIA COUNTY, TEXAS**

A 16,573 SQUARE FOOT OR 0.3805 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 53, A-287, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 162.47 ACRES HAVING BEEN CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. 2006030311; SAID 16,573 SQUARE FOOT OR 0.3805 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 the intersection of the westerly line of said 162.47 acre tract with the arc of a non tangent curve in the southerly right-of-way line of Meridiana Parkway (based on a width of 120 feet), from which a 5/8-inch iron rod found marking the northwesterly corner of said 162.47 acre tract bears North 02°46'53" West, a distance of 127.52 feet and having Texas State Plane, South Central Zone coordinates of North 13,724,812.45 feet and East 3,113,165.41 feet;

THENCE, in an easterly direction along the southerly right-of-way line of Meridiana Parkway and with the arc of a curve to the right having a radius of 1,940.00 feet, a central angle of 05°04'16", an arc length of 171.71 feet, and having a chord bearing of North 84°48'00" East, for a distance of 171.65 feet to 5/8-inch iron rod with cap stamped "EHRA 713-784-4500" found for tangency;

THENCE, North 87°20'08" East, continuing along the southerly right-of-way line of Meridiana Parkway for a distance of 491.28 feet to the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;

- (1) **THENCE**, in an easterly direction along the arc of a curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and having a chord bearing of South 47°39'52" East, for a distance of 35.36 feet to a point of tangency;
- (2) **THENCE**, South 02°39'52" East, a distance of 162.81 feet to a point for curvature;
- (3) **THENCE**, in a southerly direction with the arc of a curve to the left having a radius of 530.00 feet, a central angle of 52°11'55", an arc length of 482.85 feet, and having a chord bearing of South 28°45'49" East, a distance of 466.32 feet to a point for corner;
- (4) **THENCE**, South 33°17'09" West, a distance of 10.28 feet to the point for corner;
- (5) **THENCE**, North 56°42'51" West, a distance of 25.00 feet to a point for corner;
- (6) **THENCE**, South 33°17'09" West, a distance of 13.40 feet to a point for corner in the arc of a non-tangent curve to the right;
- (7) **THENCE**, in a northwesterly direction along the arc of a curve to the right having a radius of 555.00 feet, a central angle of 49°41'50", an arc length of 481.40 feet, and having a chord bearing of North 27°30'47" West, a distance of 466.45 feet to a point for tangency;
- (8) **THENCE**, North 02°39'52" West, a distance of 187.81 feet to the **POINT OF BEGINNING** and containing 16,573 square feet or 0.3805 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHR&A, Inc. FBPLS 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: 04/16/2019; revised 04/30/2019

Job No: 081-011-00

File No: \\C:\lent\R5\2008\081-011-00\documents\technical\Exhibits\2019\PQS MER 59\PQS PL ESMT.doc

**METES AND BOUNDS DESCRIPTION
FIFTEEN FOOT WIDE ACCESS EASEMENT
10,088 SQUARE FEET (0.2316 ACRES)
IN THE H.T. & B. R.R. CO. SURVEY, SECTION 53, A-287
BRAZORIA COUNTY, TEXAS**

A 10,088 SQUARE FOOT OR 0.2316 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 53, A-287, BRAZORIA COUNTY, TEXAS, BEING OUT OF THAT CERTAIN TRACT OF LAND CALLED 162.47 ACRES HAVING BEEN CONVEYED TO GR-M1, LTD. BY DEED RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE No. 2006030311; SAID 10,088 SQUARE FOOT OR 0.2316 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 the intersection of the westerly line of said 162.47 acre tract with the arc of a non-tangent curve in the southerly right of way line of Meridiana Parkway (based on a width of 120 feet), from which a 5/8-inch iron rod found marking the northwesterly corner of said 162.47 acre tract bears North 02°46'53" West, for a distance of 127.52 feet and having Texas State Plane, South Central Zone coordinates of North 13,724,812.45 feet and East 3,113,165.41 feet;

THENCE, in an easterly direction along the southerly right of way line of Meridiana Parkway and with the arc of a curve to the right having a radius of 1,940.00 feet, a central angle of 05°04'16", an arc length of 171.71 feet, and having a chord bearing of North 84°48'00" East, a distance of 171.65 feet to 5/8-inch iron rod with cap stamped "EHRA 713 784 4500" found for tangency;

THENCE, North 87°20'08" East, continuing along the southerly right-of-way line of Meridiana Parkway a distance of 491.28 feet to the northwesterly corner and **POINT OF BEGINNING** of the herein described tract of land;

- (1) **THENCE**, North 87°20'08" East, a distance of 40.00 feet to a point for corner;
- (2) **THENCE**, South 02°39'52" East, a distance of 187.81 feet to a point for curvature;
- (3) **THENCE**, in a southeasterly direction with the arc of a curve to the left having a radius of 515.00 feet, a central angle of 52°08'41", an arc length of 468.70 feet, and having a chord bearing of South 28°44'12" East, a distance of 452.69 feet to a point for corner;
- (4) **THENCE**, South 33°17'09" West, a distance of 15.01 feet to a point for curvature,
- (5) **THENCE**, in a northwesterly direction with the arc of a curve to the right having a radius of 530.00 feet, a central angle of 52°11'55", an arc length of 482.85 feet, and having a chord bearing of North 28°45'49" West, a distance of 466.32 feet to a point for tangency;
- (6) **THENCE**, North 02°39'52" West, a distance of 162.81 feet to a point for curvature,
- (7) **THENCE**, in an easterly direction along the arc of a curve to the left having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet, and having a chord bearing of North 47°39'52" West, for a distance of 35.36 feet to the **POINT OF BEGINNING** and containing 10,088 square feet or 0.2316 acres of land.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba **EDMINS** 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: 04/16/2019; revised 04/30/2019

Job No: 081-011-00

File No: \\Client\RS\2008\081-011-00\documents\technical\Exhibits\2019\PQS MER 59\PQS ACC-ESMT.doc