

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 03-0299614**

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**THE APPLICATION OF FREY, INC. FOR COMMISSION APPROVAL OF A QUALIFIED  
SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR THE PROPOSED HIGH  
MEADOW ESTATE PHASE ONE SUBDIVISION, 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 March 23, 2016, and closed on May 20, 2016 upon receipt of plats and metes and bounds descriptions. 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 February 19 and 26, 2016 and March 4 and 11, 2016.
2. Frey, Inc. (hereinafter "Frey") 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. Montgomery County had an estimated population of 455,764 in 2010 and an estimated population of 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 Preliminary Plan of the proposed qualified subdivision, with drillsites, has been reviewed by Dan Wilds, P.E., Assistant County Engineer for Montgomery County, who states his Office has "...no objection."
6. The proposed qualified subdivision contains 201.412 acres located in the Joseph B. Artoff

2. All things necessary to the Commission attaining jurisdiction have occurred.
3. The application of Frey, Inc. 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 December 8, 2015.

**IT IS THEREFORE ORDERED** that the application of Frey, Inc. for approval of a qualified subdivision containing 201.412 acres in the Joseph B. Artoff Survey, A-56, the Lorenzo Jones Survey, A-294 and the Henry J. Stansbury Survey, A-518, 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 June 21, 2016 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 21th day of June, 2016, in Austin, Texas.

**RAILROAD COMMISSION OF TEXAS**

**(Order approved and signatures affixed by  
Hearings Division Unprotested Master Order dated  
June 21, 2016)**

SCALE: 1" = 800'  
 DATE: 05/27/2015  
 REV: 11/02/2015  
 LOCATION OF DRILL  
 SITES "A" & "B"  
 REV: 11/08/2015  
 BDRY  
 REV: 12/14/2015



CAMPBELL, REAL ESTATE, LLC  
 CALLED 1731.814 AC  
 CCF NO. 2012-011184  
 R.P.R.M.C.

GRAND PRAIRIE INVESTMENTS, LLC  
 362.014 AC.  
 CCF NO. 2010-019607  
 R.P.R.M.C.

LAND PRAIRIE INVESTMENTS, LLC  
 303,862 AC.  
 CCF NO. 2004-002342  
 CCF NO. 2004-088248  
 R.P.R.M.C.

LORENZO JONES SURVEY, A-294

MOJO ENTERPRISES, LLC  
 300.000 AC.  
 CCF NO. 2001-038584  
 R.P.R.M.C.

TALON GROUP, LLC  
 98,000 AC.  
 CCF NO 2004-031742  
 R.P.R.M.C.

N2°28'09"W  
 479.45'

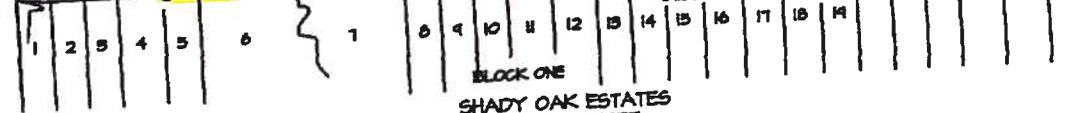
RESIDUAL OF 1731.823 AC.  
 CCF NO 2007-032147  
 R.P.R.M.C.

GEORGE W STANSBURY SURVEY, A-518

FOUND 5/8" IR  
 W/CAP (MOYER)  
 FOUND MASONRY NAIL  
 (PER TXDOT DWG R-1416-1)  
 BEARS: N87°31'51"E 50.00'  
 FOUND CONC MONUMENT  
 (BROKEN) BEARS:  
 S08°57'07"E 0.46'

SHADY OAK EST  
 SEC ONE  
 CAB K SHT 163  
 M.R.M.C.

BLOCK ONE  
 SHADY OAK ESTATES  
 SECTION THREE  
 CABINET R SHEET 141  
 M.R.M.C.



N87°31'52"E 1923.79'

FREY JOHN R. TR.  
 14,000 AC.  
 CCF NO  
 2004-107508  
 R.P.R.M.C.

FREY JOHN R. TR  
 39,000 AC.  
 CCF NO  
 2012-041641  
 R.P.R.M.C.

80,000 AC.  
 TRACT "A"

201.412 AC

S02°16'33"E  
 293.39'

FOUND CONC  
 MONUMENT  
 A.M. ALEXANDER  
 SURVEY, A-1

JACOB EYLER  
 SURVEY, A-192

JOSEPH E. ARTOFF SURVEY, A-56

N87°31'52"E  
 411.70'

4 ACRES  
 (2-2 AC)  
 DRILL SITES

20' WIDE  
 ALL  
 PURPOSE  
 UTILITY  
 EASEMENT

30' WIDE  
 ROAD &  
 ALL  
 PURPOSE  
 UTILITY  
 EASEMENT

3100.00'

S02°28'31"E

2 ACRE  
 DRILL  
 SITE

HENRY J. STANSBURY  
 SURVEY, A-518

FOUND CONC  
 MONUMENT

BOUNDARY CHART

LINE	RADIUS	DELTA	DIST./ARC	BEARING/CHORD	CHORD DIST.
L1			389.32'	N75°39'25" E	
C1	970.00'	3°32'41"	60.01'	N14°20'35" W	60.00'
L2			378.88'	S75°39'25" W	
L3			684.64'	N4°28'21" W	
C2	1970.00'	17°41'12"	808.12'	N60°51'43" W	605.71'
L4			437.87'	N4°28'21" W	
L5			541.89'	N74°44'58" W	

DRILL SITE CHART

LINE	BEARING	DISTANCE
L1	N1°58'31" E	319.22'

HIGH MEADOW ESTATE  
 PHASE I

EXHIBIT "A"  
 201.412 ACRES & 3 - 2.00 ACRE  
 DRILL SITES  
 IN THE JOSEPH B. ARTOFF SURVEY, A-56,  
 THE LORENZO JONES SURVEY, A-294 AND  
 THE HENRY J. STANSBURY SURVEY, A-518  
 MONTGOMERY COUNTY, TEXAS

SHEET 1 OF 2

60' WIDE  
 ACCESS  
 EASEMENT  
 CCF  
 NO 2009031792  
 NO 2009029100

HIGH MEADOW ESTATES  
 SECTION TWO  
 CAB. Z, SHEET 2182  
 M.R.M.C.

TEXAS TRACE  
 (80' R.O.W.)

JOHN J. HALLER &  
 SALLY A. DESTEFANO  
 CALLED 0.003 AC  
 CCF NO. 2012-106247  
 R.P.R.M.C.

DOBBIN PLANTERSVILLE WSC.  
 CALLED 1.000 AC  
 CCF NO. 2015-060713  
 R.P.R.M.C.

Exhibit No. S  
 O & G Docket No. 03-0299614  
 Date: March 23, 2016  
 Frey, Inc.

**LONE STAR**

LAND SURVEYING & MAPPING  
 103 TRACE COURT MONTGOMERY, TEXAS 77316  
 PH: (936) 522-8718

# LONE STAR

LAND SURVEYING & MAPPING

Being 201.412 acres of land located in the Lorenzo Jones Survey, A-294, the Joseph B. Artoff Survey, A-56 and the Henry J. Stansbury Survey, A-518 Montgomery County, Texas, being all of a called 19.000 acre tract as recorded in County Clerk File #2009-107508, also being all of a called 33.000 acre tract as recorded in County Clerk File #2012-091691, and being part of a called 1,731.823 acre tract as recorded in County Clerk File #2007-032747 of the Real Property Records of Montgomery County, Texas, said 201.412 acres being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod (Moyer) found at the northwest corner of Shady Oak Estates, Section one (1) as recorded in Cabinet K, Sheet 163 of the Map Records of Montgomery County, Texas, point also being North 87 degrees 31 minutes 51 seconds East, a distance of 50.00 feet to a masonry nail found (per TXDOT drawing R-1416-1), point also being South 08 degrees 57 minutes 07 seconds East, a distance of 0.46 feet to a concrete monument (broken) found;

**THENCE** North 87 degrees 31 minutes 51 seconds East, with the south line of High Meadow Estates, Phase Three (3), a distance of 8,500.00 feet to a point for the southwest corner and **POINT OF BEGINNING** of herein described tract, point also lying in the east line of High Meadow Estates, Phase Two (2) and lying in the north line of Shady Oak Estates, Section three (3) as recorded in Cabinet R, Sheet 191 of the Map Records of Montgomery County, Texas;

**THENCE** North 02 degrees 28 minutes 09 seconds West, a distance of 479.45 feet to a point for the most westerly northwest corner of herein described tract;

**THENCE** North 87 degrees 31 minutes 51 seconds East, a distance of 2,717.20 feet to a 5/8" iron rod (Moyer) found for the southeast corner of a called 98.000 acres as recorded in County Clerk File #2009-031792 of the Real Property Records of Montgomery County, Texas, same being a corner of herein described tract;

**THENCE** North 04 degrees 28 minutes 21 seconds West, a distance of 780.66 feet to a point for corner of herein described tract;

**THENCE** North 75 degrees 39 minutes 25 seconds East, a distance of 389.32 feet to a point for corner of herein described tract;

**THENCE** with a curve to the left having a radius of 970.00 feet and a length of 60.01 feet (Chord: North 14 degrees 20 minutes 35 seconds West, a distance of 60.00 feet) to a point for corner of herein described tract;

**THENCE** South 75 degrees 39 minutes 25 seconds West, a distance of 378.88 feet to a point for corner of herein described tract;

**THENCE** North 04 degrees 28 minutes 21 seconds West, a distance of 664.64 feet to a point for corner of herein described tract;

**Exhibit II**  
**Oil & Gas Docket No. 03-0299614**

103 Trace Court • Montgomery, TX • 77316  
www.lonestarlandsurvey.com

Exhibit No. 6  
O & G Docket No. 03-0299614  
Date: March 23, 2016  
Frey, Inc.

# LONE STAR

LAND SURVEYING & MAPPING

Being a 2.00 acre drill site ("A") located in the Lorenzo Jones Survey, A-294, Montgomery County, Texas, being part of a called 33.000 acre tract as recorded in County Clerk File #2012-091691 and part of a residual of a 1,731.823 acre tract as recorded in County Clerk File #2007-032747 of the Real Property Records of Montgomery County, Texas, said 2.00 acre drill site being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod found for the southeast corner of a called 98.000 acre tract as recorded in County Clerk File #2009-031792 of the Real Property Records of Montgomery County, Texas;

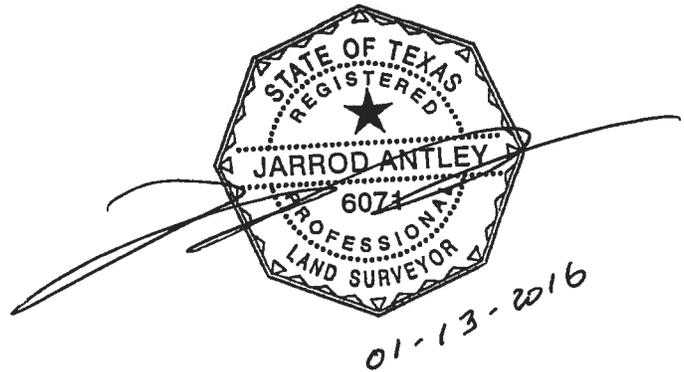
**THENCE** North 04 degrees 02 minutes 52 seconds West, a distance of 2,015.43 feet to a point for the southeast corner and **POINT OF BEGINNING** of herein described drill site;

**THENCE** North 76 degrees 14 minutes 26 seconds West, a distance of 262.42 feet to the southwest corner of herein described drill site;

**THENCE** North 04 degrees 36 minutes 22 seconds West, a distance of 322.91 feet to the northwest corner of herein described drill site;

**THENCE** South 77 degrees 23 minutes 48 seconds East, a distance of 299.03 feet to the northeast corner of herein described drill site;

**THENCE** South 01 degrees 58 minutes 31 seconds West, a distance of 319.22 feet to the **POINT OF BEGINNING** containing 2.00 acres of land.



**Exhibit III**  
**Oil & Gas Docket No. 03-0299614**

103 Trace Court • Montgomery, TX • 77316  
www.lonestarlandsurvey.com

Exhibit No. 7  
O & G Docket No. 03-0299614  
Date: March 23, 2016  
Frey, Inc.

**LONE STAR**  
LAND SURVEYING & MAPPING

Being a 20' wide all-purpose utility easement located in the Lorenzo Jones Survey, A-294, the Henry J. Stansbury Survey, A-518 and the Jacob Eyer Survey, A-192, Montgomery County, Texas, being part of a called residual of a 1731.823 acre tract as recorded in County Clerk File #2007-032747 and part of a called 33.000 acre tract as recorded in County Clerk File #2012-091691 and out of a called 0.003 acre tract as recorded in County Clerk File #2012-106247 and being out of a called 1.000 acre tract as recorded in County Clerk File #2015-060713 of the Real Property Records of Montgomery County, Texas, said 20' wide all-purpose utility easement being more particularly described by metes and bounds as follows:

**COMMENCING** at a 5/8" iron rod (Moyer) found at the most northerly corner of Lot 11, Block 1 of High Meadow Estates, Section Two (2) as recorded in Cabinet "Z", Sheet 2182 of the Map Records of Montgomery County, Texas, point also being the most easterly corner of a called 0.003 acre tract as recorded in County Clerk File #2012-106247 of the Real Property Records of Montgomery County, Texas;

**THENCE** South 28 degrees 19 minutes 24 seconds West, along the northwest line of before mention Lot 11, Block 1 of High Meadow Estates, Section Two (2), a distance of 10.09 feet to a point in the centerline and for the **POINT OF BEGINNING** of herein described easement;

**THENCE** North 53 degrees 56 minutes 43 seconds West, a distance of 148.58 feet to a point for curvature in the centerline of herein described easement;

**THENCE** with a curve to the left having a radius of 1010.00 feet and a length of 333.12 feet (Chord: North 63 degrees 23 minutes 38 seconds West, a distance of 331.61 feet) to a point for tangency in the centerline of herein described easement;

**THENCE** North 72 degrees 50 minutes 33 seconds West, a distance of 190.86 feet to a point for curvature in the centerline of herein described easement;

**THENCE** with a curve to the right having a radius of 1,980.00 feet and a length of 360.51 feet (Chord: North 67 degrees 37 minutes 36 seconds West, a distance of 360.01 feet) to a point for tangency in the centerline of herein described easement;

**THENCE** North 62 degrees 24 minutes 38 seconds West, a distance of 108.37 feet to a point for curvature in the centerline of herein described easement;

**THENCE** with a curve to the left having a radius of 260.00 feet and a length of 190.28 feet (Chord: North 83 degrees 22 minutes 36 seconds West, a distance of 186.07 feet) to a point for tangency in the centerline of herein described easement;

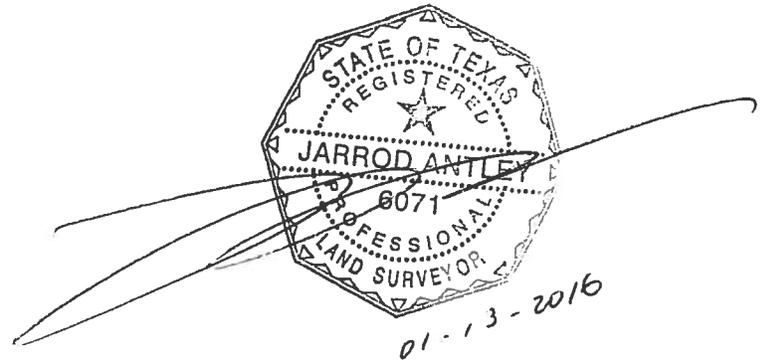
**THENCE** South 75 degrees 39 minutes 25 seconds West, a distance of 28.92 feet to an angle point in the centerline of herein described easement;

Exhibit No. 9R  
O & G Docket No. 03-0299614  
Date: March 23, 2016  
Frey, Inc.

Exhibit IV  
Oil & Gas Docket No. 03-0299614

**THENCE** with a curve to the left having a radius of 1,040.00 feet and a length of 607.81 feet (Chord: North 28 degrees 52 minutes 54 seconds West, a distance of 599.20 feet) to a point for curvature in the centerline of herein described easement;

**THENCE** with a curve to the left having a radius of 2,040.00 feet and a length of 498.85 feet (Chord: North 52 degrees 37 minutes 47 seconds West, a distance of 497.61 feet) to a point in the centerline of herein described easement, point also being the **POINT OF ENDING** of herein described easement.





**LONE STAR**  
LAND SURVEYING & MAPPING

Being a portion of a 60' wide access easement through Phase One (1), High Meadow Estates, located in the Lorenzo Jones Survey, A-294, the Henry J. Stansbury Survey, A-518, Montgomery County, Texas, being part of a called residual of a 1731.823 acre tract as recorded in County Clerk File #2007-032747 and part of a called 33.000 acre tract as recorded in County Clerk File #2012-091691, said 60' wide access easement being more particularly described by metes and bounds as follows:

COMMENCING at a concrete monument found for the intersecting point of the Henry J. Stansbury Survey, A-518, the Jacob Eyer Survey, A-192, and the George W. Stansbury Survey, A-516, point also being the northeast corner of Shady Oak Estates, Section three (3) as recorded in Cabinet R, Sheet 191 of the Map Records of Montgomery County, Texas;

THENCE North 02 degrees 28 minutes 31 seconds West, along the dividing line between the Henry J. Stansbury Survey, A-516 and the Jacob Eyer Survey, A-192, a distance of 1,118.61 feet to a point in the centerline and for the POINT OF BEGINNING of herein described easement;

THENCE North 72 degrees 50 minutes 33 seconds West, a distance of 102.35 feet to a point for curvature in the centerline of herein described easement;

THENCE with a curve to the right having a radius of 1,940.00 feet and a length of 353.22 feet (Chord: North 67 degrees 37 minutes 36 seconds West, a distance of 352.74 feet) to a point for tangency in the centerline of herein described easement;

THENCE North 62 degrees 24 minutes 38 seconds West, a distance of 108.37 feet to a point for curvature in the centerline of herein described easement;

THENCE with a curve to the left having a radius of 300.00 feet and a length of 219.56 feet (Chord: North 83 degrees 22 minutes 36 seconds West, a distance of 214.69 feet) to a point for tangency in the centerline of herein described easement;

THENCE South 75 degrees 39 minutes 25 seconds West, a distance of 68.15 feet to an angle point in the centerline of herein described easement;

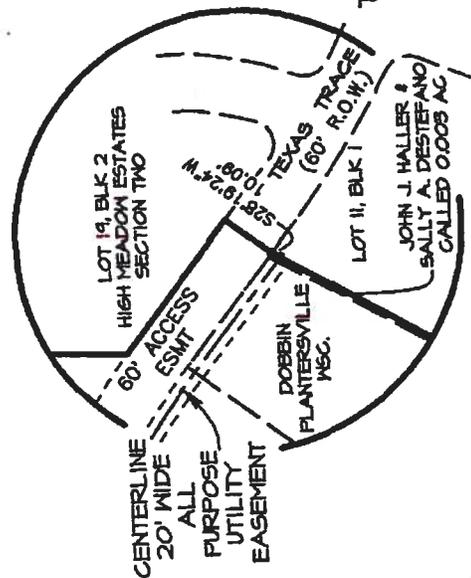
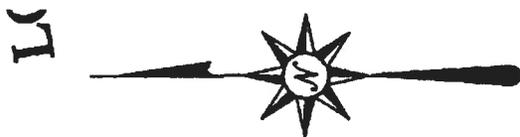
THENCE with a curve to the left having a radius of 1,000.00 feet and a length of 545.96 feet (Chord: North 29 degrees 59 minutes 01 seconds West, a distance of 539.21 feet) to a point for curvature in the centerline of herein described easement;

THENCE with a curve to the left having a radius of 2,000.00 feet and a length of 854.40 feet (Chord: North 57 degrees 51 minutes 46 seconds West, a distance of 847.92 feet) to a point in the centerline of herein described easement, point also being the POINT OF ENDING of herein described easement, point also lying on the west line of Phase One (1) High Meadow Estates.

**Exhibit V**  
**Oil & Gas Docket No. 03-0299614**



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**DETAIL**

CENTERLINE 20' ALL

LINE	RADIUS	DELTA
L1		
C1	1010.00'	18'53"
L2		
C2	1980.00'	10'25"
L3		
C3	280.00'	41'55"
L4		
C4	1040.00'	33'29"
C5	2040.00'	14'00"

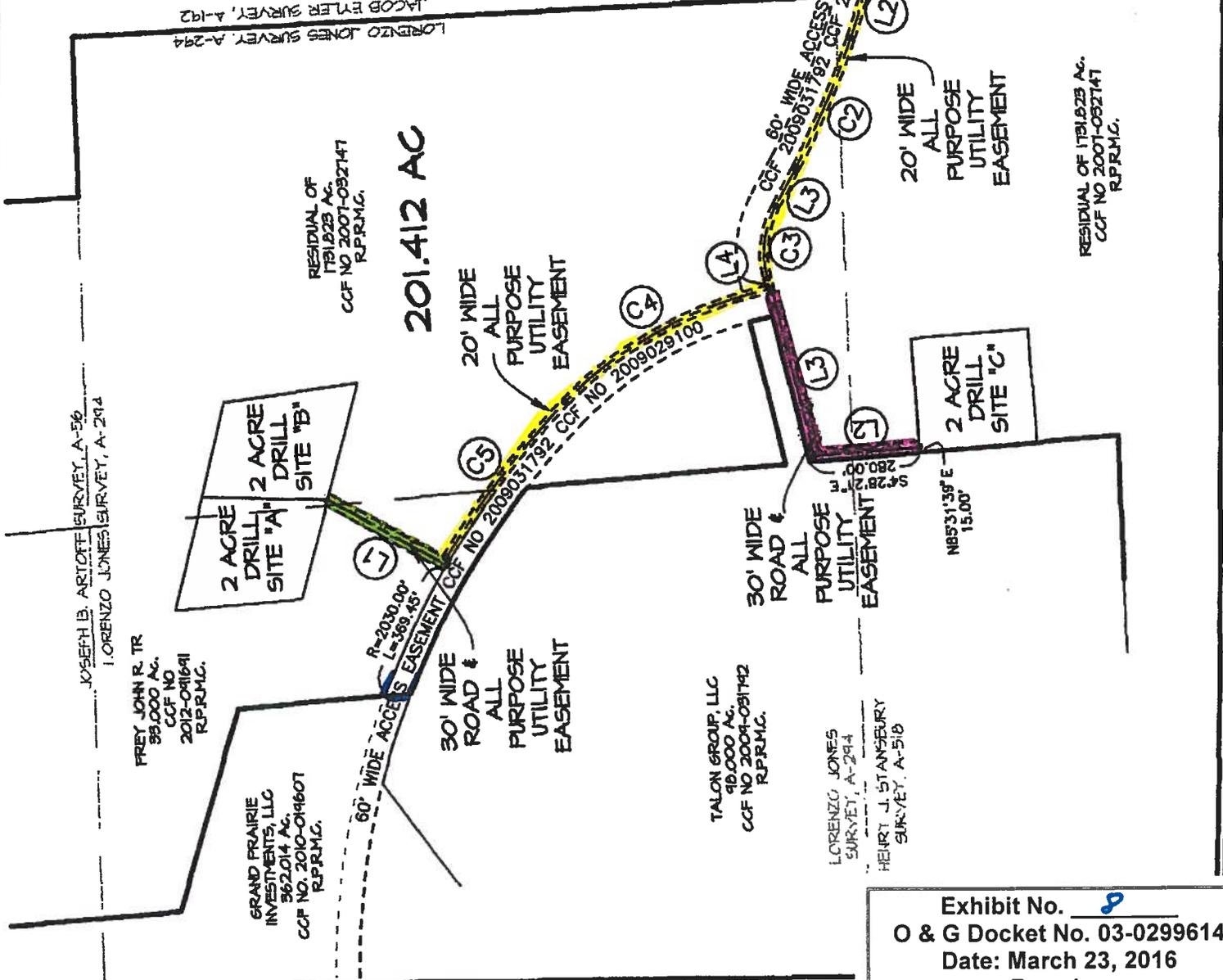


Exhibit No. 8  
 O & G Docket No. 03-0299614  
 Date: March 23, 2016  
 Frey, Inc.

**LONE STAR**  
LAND SURVEYING & MAPPING

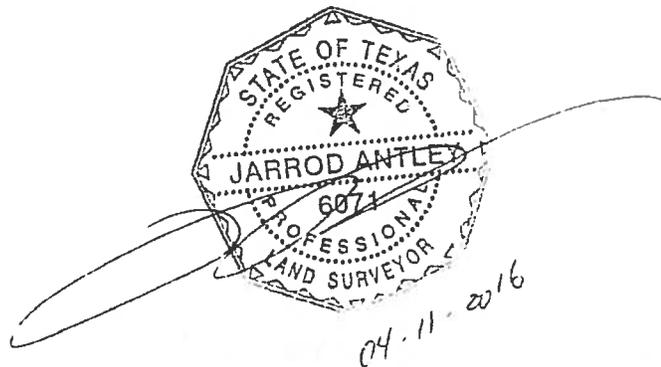
*30' Wide Road and All-Purpose Utility Easement to Drill Site "A" & "B"*

Being a 30' wide road and all-purpose utility easement located in the Lorenzo Jones Survey, Montgomery County, Texas, being part of a called residual of 1,731.823 acre tract as recorded in County Clerk File #2007-032747 of the Real Property Records of Montgomery County, Texas, also being part of a called 33.000 acre tract as recorded in County Clerk File #2012-091691 of the Real Property Records of Montgomery County, Texas, said 30' wide road and all-purpose utility easement being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the southeast corner of a called 98.000 acre tract as recorded in County Clerk File #2009-031792 of the Real Property Records of Montgomery County, Texas;

THENCE North 04 degrees 02 minutes 52 seconds West, a distance of 2,015.43 feet to a point for the common corner between drill site "A" and drill site "B", point also being the POINT OF BEGINNING and centerline of herein described easement;

THENCE South 29 degrees 56 minutes 36 seconds West, with the centerline of said easement, a distance of 349.13 feet to the POINT OF ENDING of herein described easement.





**LONE STAR**  
LAND SURVEYING & MAPPING

*30' Wide Road and All-Purpose Utility Easement to Drill Site "C"*

Being a 30' wide road and all-purpose utility easement located in the Lorenzo Jones Survey, A-294 and the Henry J. Stansbury Survey, A-518, Montgomery County, Texas, being part of a called residual of 1,731.823 acre tract as recorded in County Clerk File #2007-032747 of the Real Property Records of Montgomery County, Texas, said 30' wide road and all-purpose utility easement being more particularly described by metes and bounds as follows:

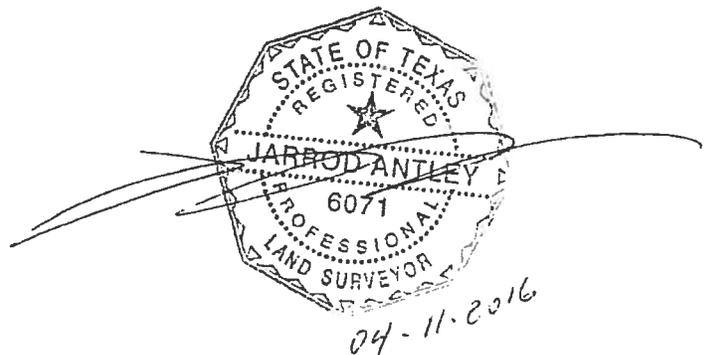
COMMENCING at a 5/8" iron rod found for the southeast corner of a called 98.000 acre tract as recorded in County Clerk File #2009-031792 of the Real Property Records of Montgomery County, Texas;

THENCE North 04 degrees 28 minutes 21 seconds West, a distance of 500.66 feet to a point for the northwest corner of drill site "C";

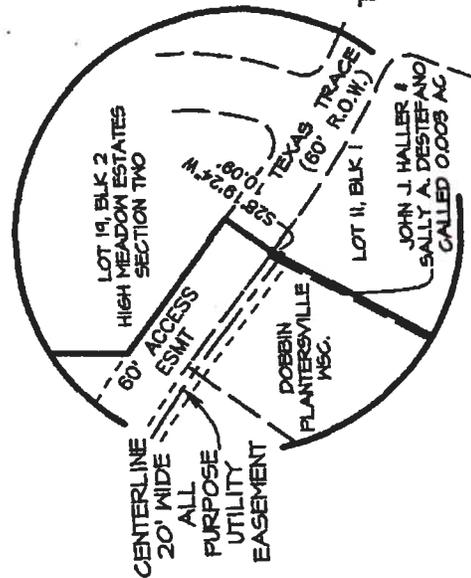
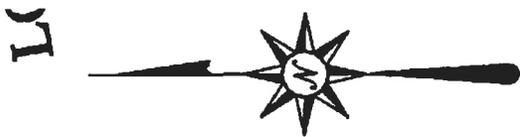
THENCE North 85 degrees 31 minutes 39 seconds East, a distance of 15.00 feet to a point in the centerline and POINT OF BEGINNING of herein described easement;

THENCE North 04 degrees 28 minutes 21 seconds West, with the centerline of said easement, a distance of 267.38 feet to a point for an angle point of herein described easement;

THENCE North 75 degrees 39 minutes 25 seconds East, with the centerline of said easement, a distance of 436.18 feet to the POINT OF ENDING of herein described easement.



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**DETAIL**

CENTERLINE 20' ALL

LINE	RADIUS	DELTA
L1		
C1	1010.00'	18'53"
L2		
C2	1980.00'	10'25"
L3		
C3	260.00'	41'55"
L4		
C4	1040.00'	33'29"
C5	2040.00'	14'00"

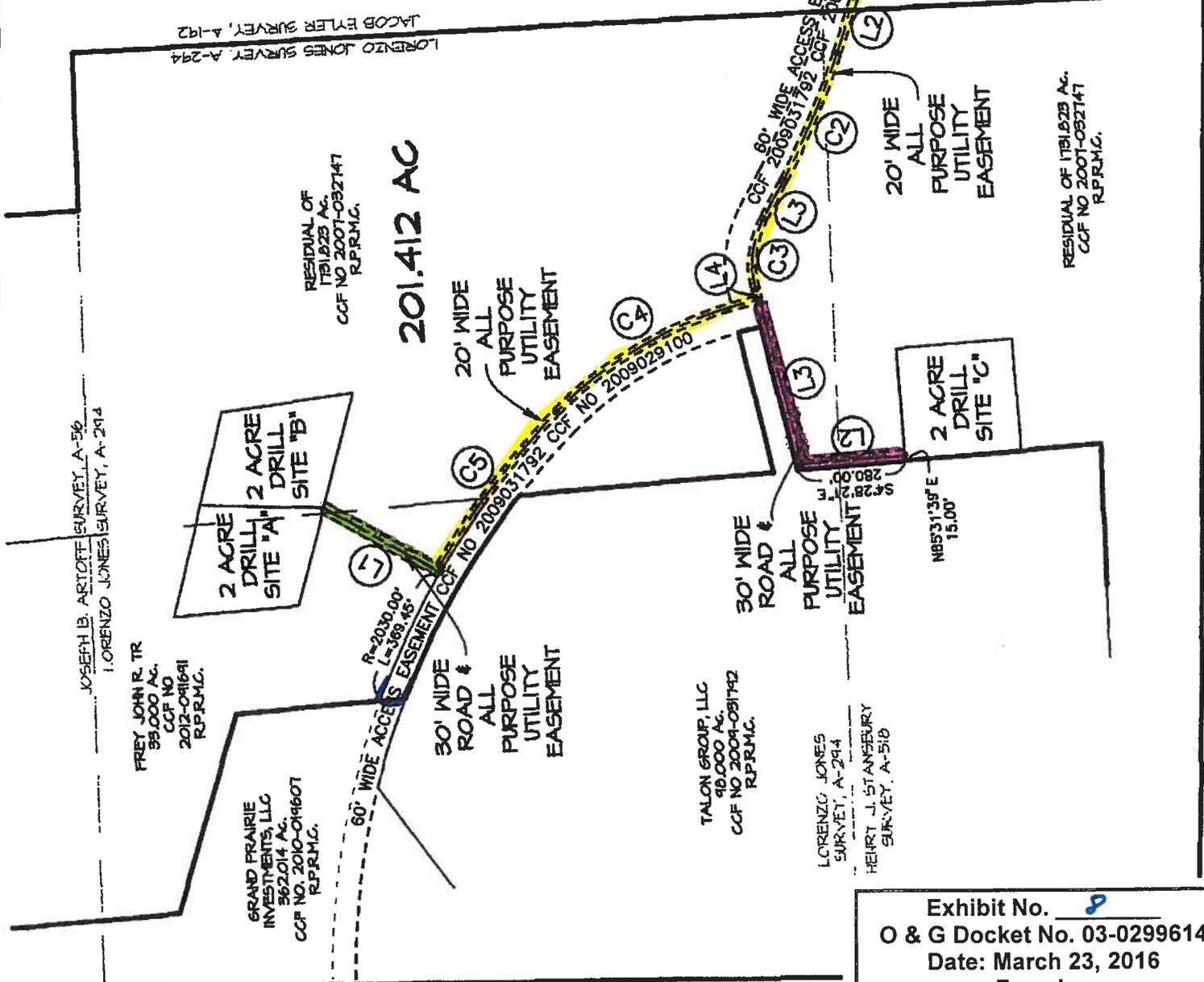


Exhibit No. **8**  
 O & G Docket No. 03-0299614  
 Date: March 23, 2016  
 Frey, Inc.