

Ordinance No. 10-051

An ordinance changing the zoning classification on certain property known as 3020, 3101, 3105, 4005, 4101 North Collins Street; 3400, 3410, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Euless South Main Street; and 1775 Northeast Green Oaks Boulevard by the approval of revisions to specific use permit SUP08-14 for gas drilling; amending the Zoning District Map accordingly; providing for a fine of up to \$2,000.00 for each violation; providing this ordinance be cumulative; and providing for severability, governmental immunity, injunctions, publication, and an effective date.

WHEREAS, after notice and public hearing the Planning and Zoning Commission heard case SUP08-14R1 and recommended approval of the specific use permit on May 5, 2010;

WHEREAS, after notice and public hearing, and upon consideration of the recommendation of the Commission and of all testimony and information submitted during the public hearing, the City Council has determined that the use will: complement or be compatible with the surrounding uses and community facilities; contribute to, enhance or promote the welfare of the area of the SUP and adjacent properties; not be detrimental to the public health, safety or general welfare; and conform in all other respects to all applicable zoning regulations and standards; and

WHEREAS, the City Council has determined that it is in the best interest of the public and in support of the health, safety, morals, and general welfare of the citizens that the zoning amendment be approved. Now therefore

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

1.

Specific Use Permit SUP08-14 for gas drilling is hereby amended to SUP08-14R1 for the property known as 3020, 3101, 3105, 4005, 4101 North Collins Street; 3400, 3410, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Euless South Main Street; and 1775 Northeast Green Oaks Boulevard, described in Exhibit A, and the Zoning District Map shall be amended to reflect the zoning change made by this ordinance. Development and use of the property shall be in compliance with this ordinance, the conditions stated in Exhibit B, and the attached site plan. In the event of a conflict between the provisions in Exhibit B and the provisions in any other exhibit, the provisions in Exhibit B control.

2.

If either no gas well permit is issued or drilling activity has not commenced on the property described in Exhibit A within one year after the date of City Council approval, the Specific Use Permit shall expire, unless the director of Community Development and Planning grants an extension as provided in Section 5-500(F) of the Zoning Chapter of the Arlington City Code.

3.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand Dollars and No Cents (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

4.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington; and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

5.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

6.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

7.

Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

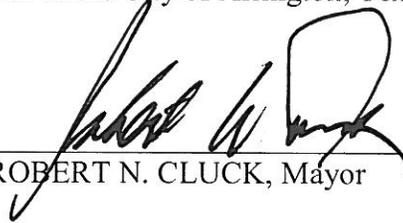
8.

The caption and penalty of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, Texas, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

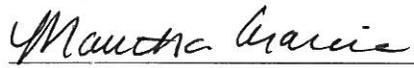
9.

This ordinance shall become effective upon second publication.

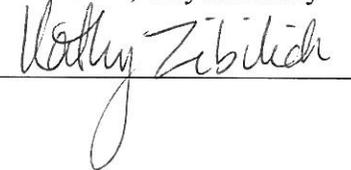
PRESENTED AND GIVEN FIRST READING on the 8th day of June, 2010, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 22nd day of June, 2010, by a vote of 8 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


for - KAREN BARLAR, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY 

SUP08-14R1

EXHIBIT "A"

Pad 2B:

BEING a 4.40-acre tract of land situated in the Jehu Condra Survey, Abstract No. 347, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082-acre tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4.40-acre tract, with reference bearing being Grid North, Texas State Plane Coordinates, North Central Zone 4202 as determined from City of Arlington Control Monuments "AR02" and "AR04", being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington, and addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 58°08'28" East a distance 8,860.23 feet, to the POINT OF BEGINNING;

THENCE North 23°22'20" East a distance of 437.85 feet, to a point for the point of curvature of a non-tangent curve to the left, with a delta of 34°35'59", a radius of 250.00 feet, with a chord bearing of North 81°27'13" East, long chord of 148.69 feet;

THENCE along said non-tangent curve to the left, an arc distance of 150.97 feet to the end of said curve;

THENCE South 66°37'40" East a distance of 311.65 feet, to a point for a corner;

THENCE South 23°22'20" West a distance of 437.85 feet, to a point for a corner;

THENCE North 66°37'40" West a distance of 437.86 feet, to the POINT OF BEGINNING and containing 4.40 acres of land, more or less.

Pad 3A:

BEING a 4.40-acre tract of land situated in the Thomas D. Newton Survey, Abstract No. 1164, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082-acre tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4.40-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington, an addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 70°51'41" East a distance 6,244.64 feet, to the point of beginning;
THENCE North 35°08'12" East a distance of 289.55 feet, to a point for a corner;
THENCE South 54°51'48" East a distance of 641.79 feet, to a point for a corner;
THENCE South 27°09'49" West a distance of 292.38 feet, to a point for a corner;
THENCE North 54°51'48" West a distance of 682.35 feet, to the POINT OF BEGINNING and containing 4.40 acres of land, more or less.

Pad 5C:

BEING a 4.12-acre tract of land situated in the Thomas D. Newton Survey, Abstract No. 1164, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082-acre tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4.12-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington, an addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 88°49'29" East a distance of 5220.69 feet, to the POINT OF BEGINNING;

THENCE North 01°03'29" West a distance of 458.78 feet, to a point for corner;

THENCE North 88°56'31" East a distance of 433.89 feet, to a point for corner;

THENCE South 01°03'29" East a distance of 349.39 feet, to a point for corner being the beginning of a non-tangent curve to the right having a radius of 581.50 feet, a central angle of 16°35'14" and a long chord which bears South 69°35'51" West, 167.76 feet;

THENCE southwesterly along said non-tangent curve to the right an arc distance of 168.35 feet to a point for a corner;

THENCE South 77°53'28" West a distance of 280.81 feet, to the POINT OF BEGINNING and containing 4.12 acres of land, more or less.

Pad 8A:

BEING a 4.40-acre tract of land situated in the William Jenkins Survey, Abstract No. 856, City of Arlington, Tarrant County, Texas and being part of a 45.251-acre tract of land, conveyed as Tract Four to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4,400-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington, an addition to the City of Arlington by plat recorded in Cabinet "A" Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North $28^{\circ}40'15''$ West, a distance 1,445.39 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set on the west line of aforesaid 45.251-acre tract and the common east right-of-way line of old FM 157 (a variable width right-of-way) for the point of beginning;

THENCE North $00^{\circ}40'04''$ West, along aforesaid common line, a distance 278.31 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner and being the beginning of a tangent curve to the right having a central angle of $83^{\circ}05'04''$, a radius of 80.93 feet, a chord bearing of North $41^{\circ}30'02''$ East, a chord length of 107.35 feet;

THENCE over and across aforesaid 45.251-acre tract the following courses and distances;

Along said tangent curve to the right an arc length of 117.36 feet, to a 5/8-inch rod iron with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

North $83^{\circ}17'47''$ East, a distance of 365.51 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner and being the beginning of a tangent curve to the right having a central angle of $91^{\circ}10'19''$, a radius of 80.00 feet, a chord bearing of South $51^{\circ}06'59''$ East, a chord length of 114.29 feet;

Along said tangent curve to the right an arc length of 127.30 feet, to a 5/8-inch rod iron with a yellow plastic cap stamped "CARTER BURGESS" set for corner on the east line of aforesaid 45.251-acre tract and being on the common west right-of-way of aforesaid FM 157 and being the beginning of a compound curve to the right having a central angle of $02^{\circ}15'20''$, a radius of 7,572.81 feet, a chord bearing of South $04^{\circ}24'05''$ East, a chord length of 298.13 feet;

THENCE along said compound curve to the right, and the east line of aforesaid 45.251-acre tract and the common west right-of-way of aforesaid FM 157, an arc length of 298.13 feet, to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

THENCE South $86^{\circ}34'12''$ West, over and across aforesaid 45.251-acre tract, a distance of 543.71 feet to the POINT OF BEGINNING, and containing 4.40 acres of land, more or less.

Pad 9B:

BEING a 4.39-acre tract of land situated in the William Jenkins Survey, Abstract No. 856, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082 acre

tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4.39-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington, and addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 03°00'09" West a distance 3687.69 feet, to the POINT OF BEGINNING;

THENCE North 00°29'25" West a distance of 485.23 feet, to a point for corner;

THENCE North 89°30'35" East a distance of 444.63 feet, to a point for corner;

THENCE South 00°29'25" East a distance of 169.87 feet, to a point for corner;

THENCE a curve to the left having a radius of 207.00 feet and a length of 147.15 feet with a chord bearing of South 20°21'55" West;

THENCE South a distance of 146.42 feet, to a point for corner;

THENCE South 89°59'58" West a distance of 113.16 feet, to a point for corner

THENCE a curve to the left, having a radius of 1,053.12 feet and a length of 281.99 feet with a chord bearing of South 82°18'02" West; to the POINT OF BEGINNING and containing 4.39 acres of land, more or less.

Pad 10A:

BEING a 4.39-acre tract of land situated in the Samuel Kephart Survey, Abstract No. 881, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082-acre tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. D204096335, Deed Records, Tarrant County, Texas. Said 4.39-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington Addition, an addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 53°05'27" East a distance of 3,103.75 feet, to the POINT OF BEGINNING;

THENCE north a distance of 342.92 feet, to a point for a corner;

THENCE east a distance of 457.51 feet, to a point for corner;

THENCE South 0°32'29" East a distance of 449.38 feet to a point for corner;

THENCE west a distance of 100.08 feet;

THENCE a curve to the right having a radius of 479.50 feet and a length of 179.62 feet with a chord bearing of North 79°16'06" East;

THENCE North 68°32'12" West a distance of 200.04 feet, to the POINT OF BEGINNING;

THENCE North 0°32'29" West a distance of 449.38 feet, to a point for a corner and containing 4.39 acres of land, more or less.

Pad 11:

BEING a 4.45-acre tract of land situated in the Samuel Kephart Survey, Abstract No. 891, City of Arlington, Tarrant County, Texas, and being part of a called 1,845.082-acre tract of land, conveyed as Tract One to LOBF, LP by deed recorded in Document No. 204096335, Deed Records, Tarrant County, Texas. Said 4.378-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at a point for the northwest corner of Block 32 of the Lakes of Arlington Addition, an addition to the City of Arlington by plat recorded in Cabinet "A", Slide 5048, Plat Records, Tarrant County, Texas and being on the east right-of-way of FM 157 (a variable width right-of-way);

THENCE North 37°19'06" East, a distance of 6,188.84 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for the POINT OF BEGINNING set on a north line of aforesaid 1,845.082-acre tract and the common south line of a tract of land conveyed to Son Winn and K.C. Yale by deed recorded in Volume 10695, Page 0089, Deed Records, Tarrant County, Texas;

THENCE North 89°18'20" East, along said common line, a distance of 499.98 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

THENCE over and across aforesaid 1,845.082-acre tract the following courses and distances:

South 00°41'40" East, a distance of 325.04 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

South 75°16'01" West, a distance of 515.37 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

THENCE North 00°41'40" West, a distance of 450.05 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner on a north line of aforesaid 1,845.082-acre tract and being on the common south line of aforesaid Son

Winn and K.C. Yale tract to the POINT OF BEGINNING, and containing 4.45 acres of land, more or less.

Pad 12:

BEING a 4.40-acre tract of land situated in the J.J. Goodfellow Survey, Abstract No. 1904, City of Arlington, Tarrant County, Texas, and being part of a 1,845.082-acre tract of land, described as Tract One in a deed to LOBF, LP as recorded in Document No. D204096335, Deed Records, Tarrant County, Texas, said 4.400-acre tract being more particularly described by metes and bounds as follows:

COMMENCING at the northwest corner of Block 32 of the Lakes of Arlington Addition, an addition to the City of Arlington, as recorded in Cabinet A, Slide 5048, Plat Records, Tarrant County, Texas and on the east right-of-way line of FM 157 (variable width right-of-way);

THENCE, North 57°16'49" East, over and across aforesaid 1,845.082-acre tract and across a tract of land described in a deed to Frank Arville Reaves as recorded in Volume 8125, Page 284, Deed Records, Tarrant County, Texas, a distance of 10,913.40 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set on the east line of said Reaves tract, on a west line of said 1,845.082-acre tract, and at the POINT OF BEGINNING;

THENCE, North 00°42'27" West, along the east line of said Reaves tract and a west line of said 1,845.082-acre tract, a distance of 437.85 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

THENCE, over and across said 1,845.082-acre tract, the following courses and distances:

North 89°18'14" East, a distance of 437.85 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

South 00°42'27" East, a distance of 437.85 feet to a 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set for corner;

South 89°18'14" West, a distance of 437.85 feet to the 5/8-inch iron rod with a yellow plastic cap stamped "CARTER BURGESS" set at the POINT OF BEGINNING and containing 4.40 acres of land, more or less.

Pad 13

BEING a 4.30-acre tract of land situated in the William Jenkins Survey, Abstract No.856, Tarrant County, Texas and being a portion of that certain parcel conveyed to HC LOBF Arlington, LLC, called 45.25 acres, Tract Four, by the deed recorded in Document No. D206323409, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a point for the north corner of said Tract Four and the east right-of-way line of old FM 157 (closed) and being in the west right-of-way line of North Collins Street (FM 157);

THENCE South $02^{\circ}08'14''$ West, following along the west line of said Tract Four and the said east right-of-way line of old FM 157 (closed), a distance of 299.32 feet to a point;

THENCE South $00^{\circ}40'04''$ East, continuing along the west line of said Tract Four and the said east right-of-way line of old FM 157 (closed), a distance of 1,124.25 feet to the POINT OF BEGINNING;

THENCE North $89^{\circ}19'56''$ East, leaving the west line of said Tract Four, and the said east right-of-way line of old FM 157 (closed), a distance of 112.51 feet to the point of curvature of a non-tangent curve to the right having a radius of 7,347.81 feet and a central angle of $07^{\circ}11'24''$ and a long chord which bears South $10^{\circ}54'36''$ East, 921.47 feet;

THENCE along said curve to the right, an arc distance of 922.07 feet to a point located in the north right-of-way line of a tract of land, conveyed to the City of Arlington, as recorded in Volume 13861, Page 161, Deed Records, Tarrant County, Texas;

THENCE South $83^{\circ}17'47''$ West, following along the said north right-of-way line, a distance of 188.70 feet to the point of curvature of a tangent curve to the right having a radius of 80.00 feet, a central angle of $96^{\circ}01'51''$, and a long chord which bears North $48^{\circ}41'17''$ West, 118.93 feet;

THENCE along said curve to the right, continuing along the said north right-of-way line, an arc distance of 134.08 feet to the point of tangency, in the west line of said Tract Four and the said east right-of-way line of old FM 157 (closed);

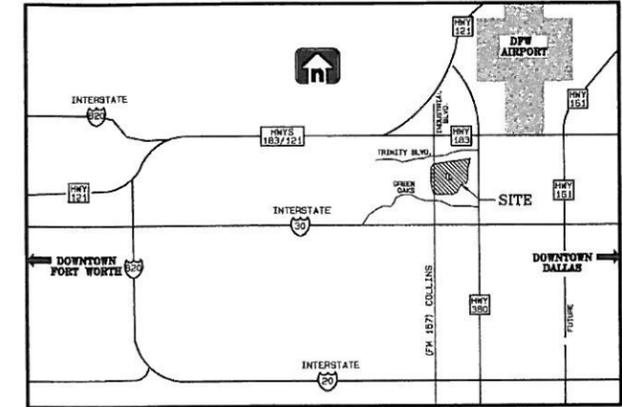
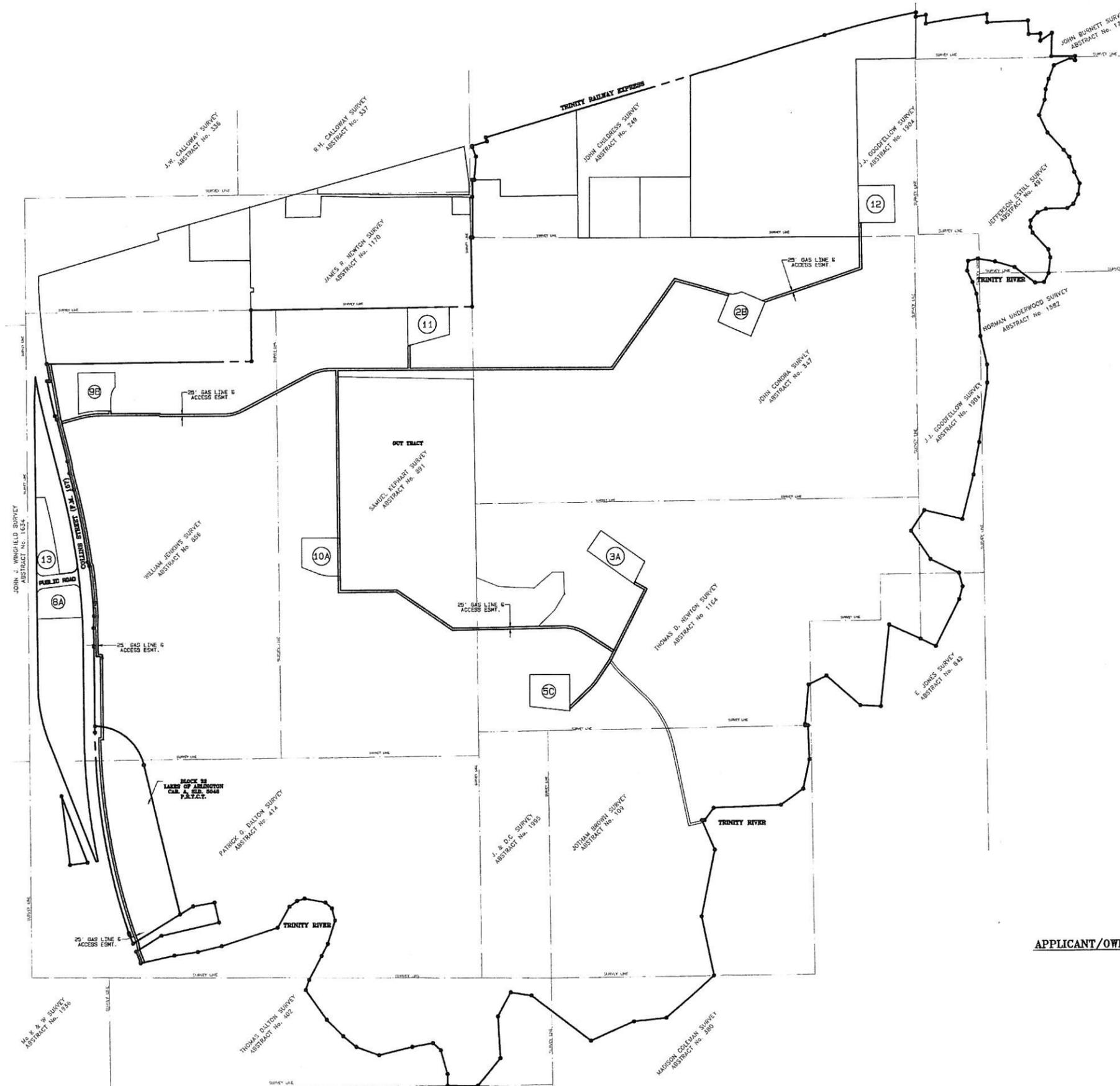
THENCE North $00^{\circ}41'15''$ West, following along the west line of said Tract Four and the said east right-of-way line of old FM 157 (closed), a distance of 847.08 feet to the POINT OF BEGINNING and containing 4.30 acres of land, more or less;

AND being generally located north of Northeast Green Oaks Boulevard and east and west of North Collins Street with approximate addresses of 3020, 3101, 3105, 4005, 4101 North Collins Street; 3400, 3410, 3450, 3470, 4257, 4259, 4319, 4261, 4477 Euless South Main Street; and 1775 Northeast Green Oaks Boulevard;

SUP08-14R1

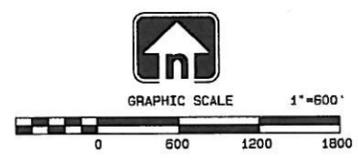
EXHIBIT "B"

1. Operation of a gas drilling use must comply with all requirements in the Gas Drilling and Production Chapter of the Arlington City Code.
2. At the permit stage, a Road Damage Assessment Study is required to mitigate any impacts to the street system during drilling.
3. Access to the site shall be off North Collins Street (FM 157).
4. Prior to the issuance of a gas well permit, a masonry wall, 13 Post Oak trees, and additional 31 Rusty Blackhaw trees around the well pad must be installed.
5. The property owner shall be responsible for the installation, preservation, and maintenance of all landscaping and physical features shown on this site plan.
6. In the event of a conflict between the provisions in this Exhibit B and any other exhibits to this ordinance, the provisions of Exhibit B control.



SHEET INDEX

SHEET	DESCRIPTION
1	COVER SHEET- IDENTIFIER
2	SITE PLAN DESCRIPTIONS
3	LANDSCAPE PLAN



LEGAL DESCRIPTION:

A portion of Tracts 1, 1B, 1B01, 1D and 2 of the J.J. GOODFELLOW Survey, A-1904; Tracts 1, 1A, 1B, 1A1 and 1C1 of the JOHN CONDR A Survey, A-0347; Tracts 1, 1A, 1B, 1C2 and 1D of the SAMUEL KEPHART Survey, A-0891; Tracts, 1A, 1B, 1C, 1D, 1E, 2, 2B, 2B01, 2B02, 2C, 2C01, 2D, 2D01, 2D02, 2E, 2E01, 2G and 2H of the THOMAS D. NEWTON Survey, A-1164; and Tracts 1, 1C, 2A and 2A02 of the WILLIAM JENKINS Survey, A-0856.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

APPLICANT/OWNER

ENGINEER
GRAHAM ASSOCIATES, INC.
600 SIX FLAGS DR. STE. 500
ARLINGTON, TEXAS, 76011
PH: (817) 640-8535

HC LOBF ARLINGTON, LLC
SUE BLANKENSHIP, PE,
PROJECT MANAGER
8200 Douglas Ave. Ste. 300
Dallas, Tx. 75225
PH: (214) 750-1800

REVISED 4-27-2010

REVISED VIRIDIAN DRILL SITES DEVELOPMENT PLAN FOR GAS WELL SITES 2B, 3A, 5C, 8A, 9B, 10A, 11, 12, 13

CITY OF ARLINGTON, TEXAS
TARRANT COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535

DRAWN BY: GWT	PROJECT NO. 2345-1026	SHEET
DATE: 09-20-09	FILE NO.	1 OF 3

PROPERTY DESCRIPTION PAD 2B:

BEING A 4.40 ACRE TRACT OF LAND SITUATED IN THE JOHN CONDRAS SURVEY, ABSTRACT NO. 847, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 1845.08 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOB, L.P. BY DEED RECORDED IN DOCUMENT NO. 020409338, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.40 ACRE TRACT WITH REFERENCE BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF BLOCK 32 OF THE LAKES OF ARLINGTON, AND ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN CABINET "A", SLIDE 5048, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ON THE EAST RIGHT-OF-WAY OF F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE NORTH 57 DEGREES 30 MINUTES 02 SECONDS EAST, A DISTANCE 8860.23 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 23 DEGREES 22 MINUTES 20 SECONDS EAST, A DISTANCE OF 437.05 FEET, TO A POINT FOR A CORNER;

THENCE SOUTH 66 DEGREES 37 MINUTES 40 SECONDS EAST, A DISTANCE OF 311.05 FEET, TO A POINT FOR A CORNER;

THENCE SOUTH 28 DEGREES 12 MINUTES 20 SECONDS WEST, A DISTANCE OF 437.05 FEET, TO A POINT FOR A CORNER;

THENCE NORTH 56 DEGREES 37 MINUTES 40 SECONDS WEST, A DISTANCE OF 437.05 FEET, TO THE POINT OF BEGINNING AND CONTAINING 185,628 SQUARE FEET, OR 4.40 ACRES OF LAND, MORE OR LESS.

PROPERTY DESCRIPTION PAD 3A:

BEING A 4.40 ACRE TRACT OF LAND SITUATED IN THE THOMAS D. NEWTON SURVEY, ABSTRACT NO. 1184, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 1845.08 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOB, L.P. BY DEED RECORDED IN DOCUMENT NO. 020409338, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.40 ACRE TRACT WITH REFERENCE BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN CABINET "A", SLIDE 5048, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ON THE EAST RIGHT-OF-WAY OF F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY):

PROPERTY DESCRIPTION PAD 9B:

BEING A 4.39 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JENKINS SURVEY, ABSTRACT NO. 858, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 1845.08 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOB, L.P. BY DEED RECORDED IN DOCUMENT NO. 020409338, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.39 ACRE TRACT WITH REFERENCE BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF BLOCK 32 OF THE LAKES OF ARLINGTON, AND ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN CABINET "A", SLIDE 5048, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ON THE EAST RIGHT-OF-WAY OF F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY):

THENCE NORTH 03 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE 3687.60 FEET, TO THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 485.23 FEET, TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 30 MINUTES 35 SECONDS EAST, A DISTANCE OF 444.63 FEET, TO A POINT FOR CORNER;

THENCE SOUTH 00 DEGREES 20 MINUTES 25 SECONDS EAST, A DISTANCE OF 182.87 FEET, TO A POINT FOR CORNER;

THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 207.00 FEET AND A LENGTH OF 147.15 FEET WITH A CHORD BEARING OF SOUTH 20 DEGREES 21 MINUTES 55 SECONDS WEST;

PROPERTY DESCRIPTION PAD 10A:

BEING A 4.39 ACRE TRACT OF LAND SITUATED IN THE SAMUEL KEPHART SURVEY, ABSTRACT NO. 851, CITY OF ARLINGTON, TARRANT COUNTY, TEXAS, AND BEING PART OF A CALLED 1845.08 ACRE TRACT OF LAND, CONVEYED AS TRACT ONE TO LOB, L.P. BY DEED RECORDED IN DOCUMENT NO. 020409338, DEED RECORDS, TARRANT COUNTY, TEXAS, SAID 4.39 ACRE TRACT WITH REFERENCE BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE 4202 AS DETERMINED FROM CITY OF ARLINGTON CONTROL MONUMENTS "AR02" AND "AR04", BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTHWEST CORNER OF BLOCK 32 OF THE LAKES OF ARLINGTON, AN ADDITION TO THE CITY OF ARLINGTON BY PLAT RECORDED IN CABINET "A", SLIDE 5048, PLAT RECORDS, TARRANT COUNTY, TEXAS AND BEING ON THE EAST RIGHT-OF-WAY OF F.M. 157 (A VARIABLE WIDTH RIGHT-OF-WAY):

PROPERTY DESCRIPTION PAD 13:

BEING A 4.30 ACRE TRACT OF LAND SITUATED IN THE WILLIAM JENKINS SURVEY, ABSTRACT NO. 858, TARRANT COUNTY, TEXAS AND BEING PORTION OF THAT CERTAIN PARCEL CONVEYED TO LOB, L.P. BY DEED RECORDED IN DOCUMENT NO. 020409338, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT FOR THE NORTH CORNER OF SAID TRACT 3 AND THE EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED), A DISTANCE OF 299.32 FEET TO A POINT;

THENCE SOUTH 2 DEGREES 08 MINUTES 14 SECONDS WEST, FOLLOWING ALONG THE WEST LINE OF SAID TRACT 3 AND THE SAID EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED), A DISTANCE OF 1124.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 40 MINUTES 04 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF SAID TRACT 3 AND THE SAID EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED), A DISTANCE OF 12.81 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 19 MINUTES 56 SECONDS EAST, LEAVING THE WEST LINE OF SAID TRACT 3, AND THE SAID EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED), A DISTANCE OF 12.81 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7247.81 FEET AND A CENTRAL ANGLE OF 7 DEGREES 11 MINUTES 24 SECONDS AND A LONG CHORD WHICH BEARS SOUTH 10 DEGREES 54 SECONDS 36" EAST, 924.47 FEET;

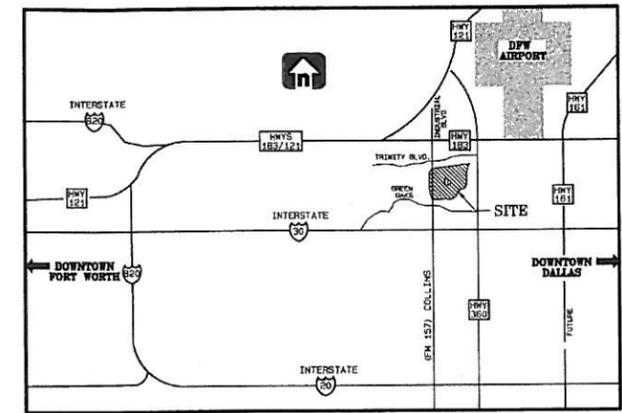
THENCE ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 982.07 FEET TO A POINT, LOCATED IN THE NORTH RIGHT-OF-WAY LINE OF A TRACT OF LAND, CONVEYED TO THE CITY OF ARLINGTON, AS RECORDED IN VOLUME 13881, PAGE 161, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE SOUTH 83 DEGREES 17 MINUTES 47 SECONDS WEST, FOLLOWING ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 198.70 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 60.90 FEET, A CENTRAL ANGLE OF 98°01'51", AND A LONG CHORD WHICH BEARS NORTH 48 DEGREES 41 MINUTES 17 SECONDS WEST, 118.93 FEET;

THENCE ALONG SAID CURVE TO THE RIGHT, CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 134.00 FEET TO THE POINT OF TANGENCY IN THE WEST LINE OF SAID TRACT 3 AND THE SAID EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED);

THENCE NORTH 0 DEGREES 41 MINUTES 15 SECONDS WEST, FOLLOWING ALONG THE WEST LINE OF SAID TRACT 3 AND THE SAID EAST RIGHT-OF-WAY LINE OF OLD F.M. 157 (CLOSED), A DISTANCE OF 147.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 187,211 SQUARE FEET, OR 4.30 ACRES OF LAND, MORE OR LESS.

THENCE NORTH 0 DEGREES 41 MINUTES 15 SECONDS WEST, A DISTANCE OF 485.05 FEET TO A POINT FOR CORNER ON A NORTH LINE OF AFORESAID 1845.08 ACRE TRACT AND THE COMMON SOUTH LINE OF TRACT OF LAND CONVEYED TO SON WEN AND K.C. YALE BY DEED RECORDED IN VOLUME 10630, PAGE 0089, DEED RECORDS, TARRANT COUNTY, TEXAS;



VICINITY MAP "N"TS

GENERAL NOTES

- 1. Lease roads used to access the drill site shall be 24' wide, have 14' overhead clearance, and be surfaced with asphalt, gravel, or calichees.
2. The operator shall at all times comply with the rules and regulations of the Railroad Commission.
3. Onsite storage is prohibited on the operation site. No equipment shall be stored on the drilling or production operation site, unless it is necessary to the everyday operation of the well.
4. All landscaping within the visibility triangles shall comply with the visibility triangle requirements as stated in Chapter IX of the City Code.
5. Sidewalks are required along all adjacent streets. Sidewalks along Ix-DOT facilities shall be 5 feet wide and 4 feet off the right-of-way. Sidewalks along City of Arlington facilities shall be 4 feet wide and 1 foot off the right-of-way.
6. The property owner is responsible for regular weeding, mowing, fertilizing, pruning and other maintenance of all plantings. The required landscaping must be maintained in a healthy growing condition at all times.
7. Each well site shall have one on-site parking space.
8. No later than 180 days after the date of issuance of a permit on a well site, the holder of the permit must have constructed and completed an 8-foot high masonry screening wall with at least one gate around the perimeter of the well site in accordance with the minimum design, standards, materials and other requirements set forth on Page 3 of 3 hereto; and if the permit holder should fail to timely construct and complete such masonry screening wall around the perimeter of the well site within such 180 day period, then, in addition to all other remedies available by any parties (including, without limitation, the surface owner), such permit holder shall be deemed in default of its surface use permit requirements and shall not be permitted to obtain any future surface use permits until such default has been deemed fully satisfied and accepted by the City of Arlington.

LEGAL DESCRIPTION:

A portion of Tracts 1, 1B, 1B01, 1D and 2 of the J.J. GOODFELLOW Survey, A-1904; Tracts 1, 1A, 1B, 1A1 and 1C1 of the JOHN CHONDRA Survey, A-0347; Tracts 1, 1A, 1B, 1C2 and 1D of the SAMUEL KEPHART Survey, A-0891; Tracts, 1A, 1B, 1C, 1D, 1E, 2, 2B, 2B01, 2B02, 2C, 2C01, 2D, 2D01, 2D02, 2E, 2E01, 2G and 2H of the THOMAS D. NEWTON Survey, A-1164; and Tracts 1, 1C, 2A and 2A02 of the WILLIAM JENKINS Survey, A-0856.



PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

APPLICANT/OWNER

ENGINEER
GRAHAM ASSOCIATES, INC.
600 SIX FLAGS DR. STE. 500
ARLINGTON, TEXAS, 76011
PH: (817) 640-8535
HC LOBF ARLINGTON, LLC
SUE BLANKENSHIP, PE,
PROJECT MANAGER
8200 Douglas Ave. Ste. 300
Dallas, Tx. 75225
PH: (214) 750-1800

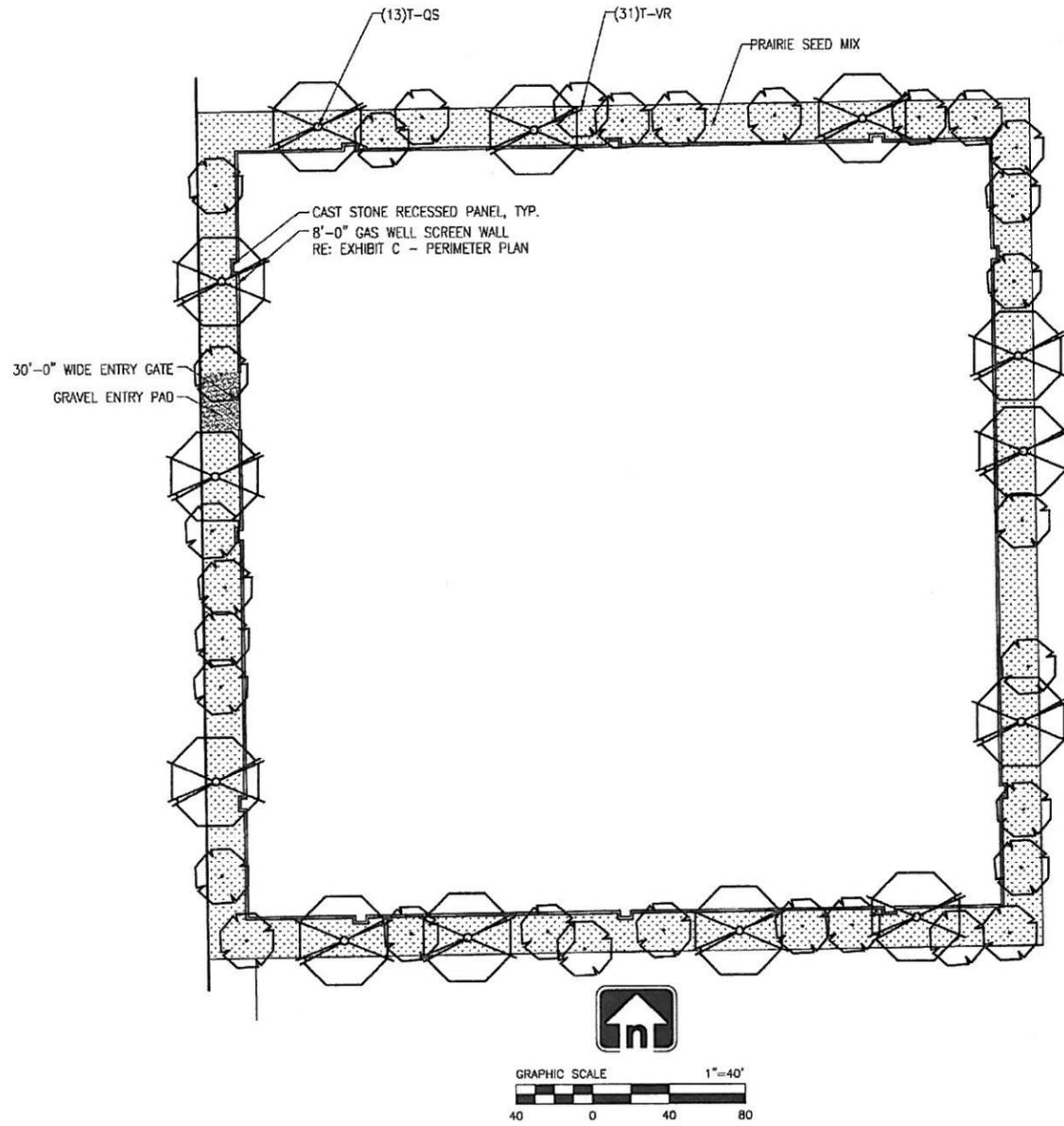
REVISED 4-27-2010

REVISED
VIRIDIAN DRILL SITES
DEVELOPMENT PLAN FOR
GAS WELL SITES
2B, 3A, 5C, 8A, 9B, 10A
11, 12, 13

CITY OF ARLINGTON, TEXAS
TARRANT COUNTY, TEXAS

Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535

Table with 3 columns: DRAWN BY, PROJECT NO., SHEET. Values: DMT, 2345-1026, 2 OF 3.

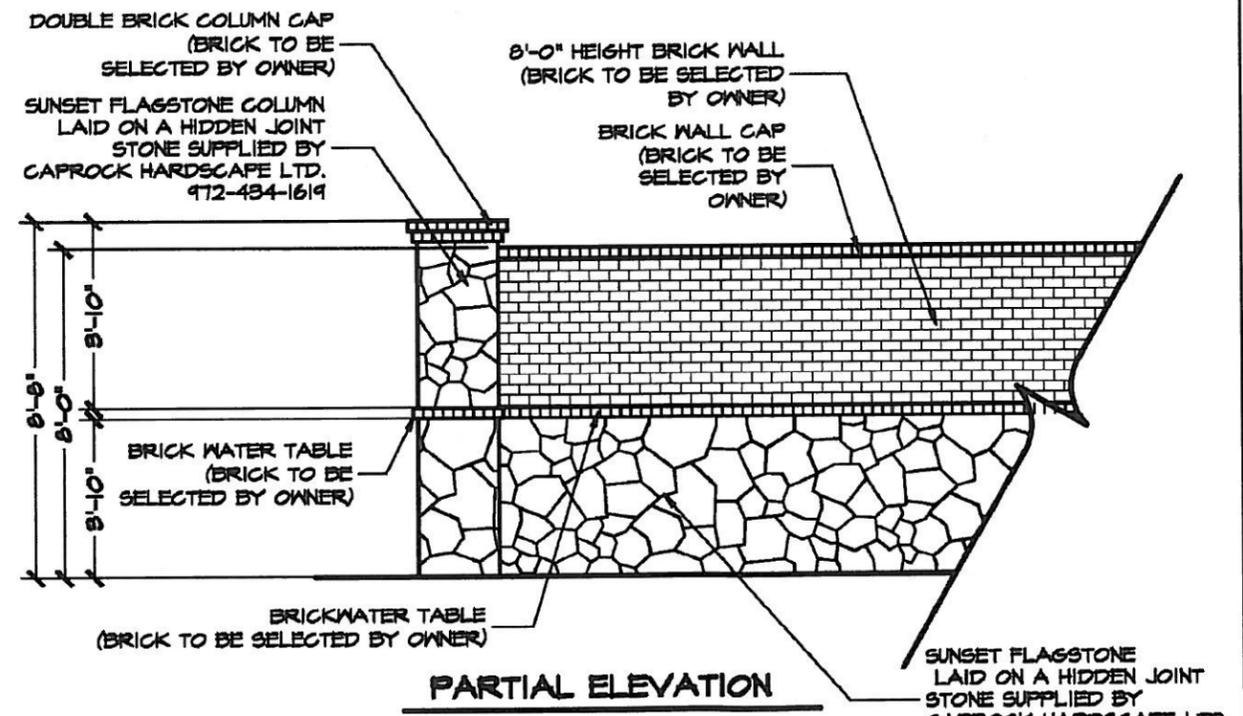
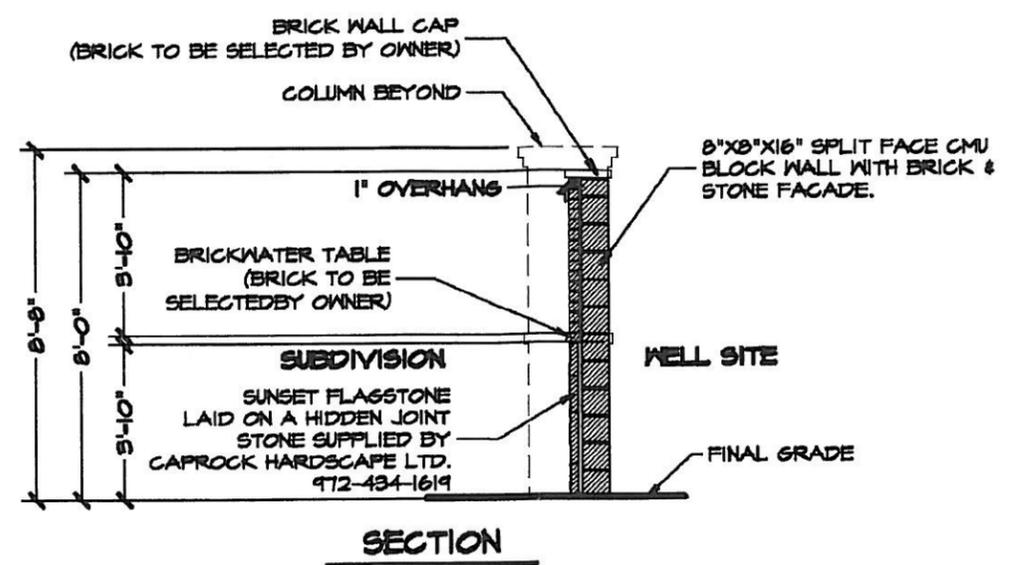


PLANTING SCHEDULE

DECIDUOUS TREES							
Abbr.	No.	Genus	Common Name	Min. Size	Min. Spacing	Condition	
T-QS	13	Quercus	stellata	4" cal.	30' O.C.	B&B Specimen	
T-VR	31	Viburnum	rufidulum	20 gal.	30' O.C.	B&B Specimen	

Scientific Name	Common Name	lb./ac. (P.L.S.)
Prairie Seed Mix		
Andropogon hallii 'Elida'	Sand bluestem	5.2
Bouteloua curtipendula 'Butte'	Sideoats grama	3.0
Bouteloua gracilis 'Alma'	Blue grama	0.8
Calamovilfa longifolia 'Goshen'	Prairie Sandreed	2.4
Elymus macrourus	Thickspike Wheatgrass	6.6
Hesperostipa comata ssp. comata	Needle and Thread	8.4
Pascopyrum smithii 'Arriba'	Western Wheatgrass	7.0
Schizachyrium scoparium 'Pastura'	Little bluestem	4.0
Sporobolus cryptandrus	Sand dropseed	0.1
Echinacea purpurea	Purple Coneflower	0.8
Gaillardia aristata	Blanket Flower	0.4
Liatris punctata	Dotted Gayfeather	0.4
Ratibida columnifera	Prairie Coneflower	0.2
	Total	39.3

PLANTED BY: DAVID LITTLE
 FILE NAME: \\SERVER\GAS\PLANNING\EXHIBIT GAS WELL SITING
 SHEET SIZE: ARCH D - 24 X 36 IN. (LANDSCAPE) 1" = 1'



BRICK & STONE WALL DETAIL

* STRUCTURAL DESIGN BY OTHERS

REV. 04/27/2010

VIRIDIAN DRILL SITES DEVELOPMENT PLAN FOR GAS WELL SITES 2B, 3A, 5C, 8A, 9B, 10A, 11, 12, 13	
CITY OF ARLINGTON, TEXAS TARRANT COUNTY, TEXAS	
 Graham Associates, Inc. CONSULTING ENGINEERS & PLANNERS <small>800 688 FLAGSTONE DRIVE, SUITE 500 ARLINGTON, TEXAS 76010 (817) 466-4833 TYPE FORM: F-119/UTPLS.FRM: 10/25/00</small>	
DRAWN BY: GAI DATE: 10/2/2009	PROJECT NO. 2345-1026 SHEET 3 OF 3