ORDINANCE NO. 1192

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND CHANGING THE ZONING FROM SF-LD (SINGLE FAMILY-LOW DENSITY-36,000 SQURE FOOT LOTS) TO PD-SF-LD (PLANNED DEVELOPMENT-SINGLE FAMILY-LOW DENSITY 36,000 SQUARE FOOT LOTS) TO ALLOW GAS WELL DRILLING OPERATIONS, ON A 43.96-ACRE TRACT OF LAND OUT OF THE RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29, LOCATED ON THE EAST SIDE OF NORTH MAIN STREET (U.S. HIGHWAY 377) APPROXIMATELY 1,300 FEET SOUTH OF MOUNT GILEAD ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Richard J. Gibson and John M. Perrigo, owners; Star of Texas Energy Services, Inc., applicant/developer; and C&P Engineering, Ltd., engineer; have submitted a zoning change request (Z-04-0004), which has been reviewed by the City Staff; and

WHEREAS, at the regular meeting of the City Council of the City of Keller, Texas, held on December 2, 2003, a gas well site was approved on a portion of said 43.96-acre tract of land out of the Richard F. Allen Survey, Abstract No. 29,by Ordinance No. 1171; and

WHEREAS, the owners and the applicant/developer wish to abandon the previously approved site in favor of the new request; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within two hundred feet (200') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to change the zoning on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the zoning change request; and

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas and the accompanying Zoning Map, are hereby amended by changing the zoning from SF-LD (Single Family-Low Density-36,000 square foot lots) to PD-SF-LD (Planned Development-Single Family-Low Density-36,000 square foot lots) to allow gas well drilling operations on a 43.96-acre tract of land out of the Richard F. Allen Survey, Abstract No. 29, located on the east side of North Main Street (U.S. Highway 377) approximately 1,300 feet south of Mount Gilead Road in the City of Keller, Tarrant County, Texas, with the following conditions:

1. The applicant shall maintain all landscaping proposed for screening and replace any shrubs or trees that may die during the operation of this site.

2. The water tanks on the site shall not exceed ten feet (10') in height, and shall be painted a neutral, earth tone color, compatible with the surrounding area. The site, including the tanks, fences, and other appurtenances, shall be kept in good maintenance and repair, including periodic painting of the tanks, and any other maintenance necessary to keep the site clean and well kept.

3. The applicant shall pay a fee into the Tree Reforestation Fund in the amount of One Hundred Dollars ($100.00) per caliper inch, for fifty percent (50%) of total caliper inches of all trees removed on site or an amount set by the City Council.

4. All requirements of Ordinance No. 1125, dated November 19, 2002, Gas Well Drilling and Production Regulations, shall be met at the time of permit application.

5. All access to and from the site shall be on major state maintained highways. No City street shall be utilized for this use. Any new driveway location shall be approved by the City and permitted by the Texas Department of Transportation (TXDOT).

6. The gate to the property, if constructed, shall be located at a minimum distance of two hundred feet (200') from the edge of the new right-of-way for U.S. Highway 377, to allow for clearance for large vehicles to queue into the site. The gate shall open into the property, not outward toward the road.

7. The previously approved well site by Ordinance No. 1171, dated December 2, 2003, on the Gibson tract is hereby null and void, and is replaced with the new well site as shown on the attached plans.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 4 to 0 on this the 20th day of April, 2004.

CITY OF KELLER, TEXAS

BY: Julie A. Tandy

Julie A. Tandy, Mayor

ATTEST:

Sheila Stephens

Sheila Stephens, City Secretary

Approved as to Form and Legality:

L. Stanton Lowry, City Attorney

ORDINANCE NO. 1285

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND AMENDING A PLANNED DEVELOPMENT TO EXPAND GAS WELL DRILLING OPERATIONS, ON A 43.96-ACRE TRACT OF LAND OUT OF THE RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29, LOCATED ON THE EAST SIDE OF NORTH MAIN STREET (U.S. HIGHWAY 377) APPROXIMATELY 1,300 FEET SOUTH OF MOUNT GILEAD ROAD, IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Richard J. Gibson and John M. Perrigo, owners; Encana Oil & Gas (USA), Inc., developer; and C&P Engineering, Ltd., engineer; have submitted an amendment to a zoning change request (Z-05-0011), which has been reviewed by the City Staff; and

WHEREAS, at the regular meeting of the City Council of the City of Keller, Texas, held on December 2, 2003, a gas well site was approved on a portion of said 43.96-acre tract of land out of the Richard F. Allen Survey, Abstract No. 29, by Ordinance No. 1171; and

WHEREAS, the owners and the developer wish to abandon the previously approved site in favor of the new request; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within two hundred feet (200') of the property herein described at least ten (10) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to amend the planned development on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the planned development amendment; and

WHEREAS, the City Council is of the opinion that the planned development amendment herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas and the accompanying Zoning Map, are hereby amended by amending a planned development to expand gas well drilling operations, on a 43.96-acre tract of land out of the Richard F. Allen Survey, Abstract No. 29, located on the east side of North Main Street (U.S. Highway 377) approximately 1,300 feet south of Mount Gilead Road in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A", and incorporated herein, as if fully set forth, with the following conditions:

1. The applicant shall provide and maintain all landscaping proposed for screening the pad site and replace any shrubs or trees that may die during the operation of this site.

2. The water tanks on the site shall not exceed ten feet (10') in height, and shall be painted a neutral, earth tone color compatible with the surrounding area. The site, including the tanks, fences, and other appurtenances, shall be kept in good maintenance and repair, including periodic painting of the tanks, and any other maintenance necessary to keep the site clean and well kept.

3. All requirements of Ordinance No. 1125, dated November 19, 2002, Gas Well Drilling and Production Regulations,

4. All access to and from the site shall be on major State maintained highways. No City street shall be utilized for this use. Any new driveway location from U.S. Highway 377 shall be approved by the City and permitted by the Texas Department of Transportation (TXDOT).

5. The gate to the property, if constructed, shall be located at a minimum distance of two hundred feet (200') from the edge of the new right-of-way for U.S. Highway 377, to allow for clearance for large vehicles to queue into the site. The gate shall open into the property, not outward toward the road.

6. Hospital grade mufflers shall be installed on all drilling equipment to reduce noise.

7. A maximum of two (2) additional gas wells for a total of three (3) gas wells may be drilled from the expanded pad site.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 5 to 0 on this the 4th day of October, 2005.

CITY OF KELLER, TEXAS

BY: _____
Julie A. Tandy, Mayor

ATTEST:

_____
Sheila Stephens, City Secretary

Approved as to Form and Legality:

_____
L. Stanton Lowry, City Attorney

ORDINANCE NO. 1406

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF KELLER, TEXAS, BY AMENDING THE ZONING MAP AND AMENDING A PLANNED DEVELOPMENT TO INSTALL A CONTINUOUS GAS LIFT SYSTEM ON AN EXISTING GAS WELL DRILLING PAD SITE, LOCATED ON A 43.96-ACRE TRACT OF LAND OUT OF THE RICHARD F. ALLEN SURVEY, ABSTRACT NO. 29, ON THE EAST SIDE OF NORTH MAIN STREET (U.S. HIGHWAY 377), APPROXIMATELY 1,900 FEET SOUTH OF MOUNT GILEAD ROAD, AT 1098 NORTH MAIN STREET, AND ZONED PD-SF-LD (PLANNED DEVELOPMENT-SINGLE FAMILY RESIDENTIAL-LOW DENSITY-36,000 SQUARE-FOOT LOTS), IN THE CITY OF KELLER, TARRANT COUNTY, TEXAS; PROVIDING A PENALTY; AND AUTHORIZING PUBLICATION.

WHEREAS, Richard J. Gibson and John M. Perrigo, owners; EnCana Oil & Gas (USA), Inc., applicant/developer; and C&P Engineering, Ltd., engineer; have submitted a planned development amendment request (Z-07-0008), which has been reviewed by the City Staff; and

WHEREAS, notice of a public hearing before the Planning and Zoning Commission was sent to real property owners within six hundred feet (600') of the property herein described at least twenty (20) days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Keller at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to amend the planned development on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation to approve the planned development amendment with conditions; and

WHEREAS, the City Council is of the opinion that the planned development amendment herein effectuated furthers the purpose of zoning as set forth in the Unified Development Code and is in the best interest of the citizens of the City of Keller.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KELLER, TEXAS:

Section 1: THAT, the above findings are hereby found to be true and correct and are incorporated herein in their entirety.

Section 2: THAT, the Unified Development Code of the City of Keller, Texas and the accompanying Zoning Map, are hereby amended by amending a planned development to install a continuous gas lift system on a 43.96-acre tract of land out of the Richard F. Allen Survey, Abstract No. 29, on the east side of North Main Street (U.S. Highway 377), approximately 1,900 feet south of Mount Gilead Road, at 1098 North Main Street, and zoned PD-SF-LD (Planned Development-Single Family Residential-Low Density-36,000 square-foot lots), in the City of Keller, Tarrant County, Texas, with the proposal attached hereto as Exhibit "A" and incorporated herein, as if fully set forth, with the following conditions:

1. The applicant shall maintain (as defined in Article Eight, Section 8.07, Item D "Maintenance" of the Unified Development Code) all landscaping adjacent to the pad site proposed for screening and replace any shrubs or trees adjacent to the pad site that may die during the operation of the pad site.

2. The pad site, including the tanks, fences, and other appurtenances, shall be kept in good maintenance and repair, including painting of the tanks in neutral colors and any other maintenance necessary to keep the pad site clean and well kept, in accordance with Chapter 10, Article VII, Section 10-1030(a)(2)(i) of the City of Keller's Code of Ordinances.

3. All applicable requirements of Ordinance No. 1316, Gas Well Drilling and Production Regulations, shall be met.

4. All access to and from the site shall be on major state maintained highways. No City street shall be utilized for this use. Any new driveway location shall be approved by the City and permitted by TxDOT. Applicant shall post a sign at the entrance to the property that directs trucks with reverse warning beepers to limit reverse driving on the property to emergency situations.

5. The gate to the property, if constructed, shall be located at a minimum distance of two hundred feet (200') from the edge of the new right-of-way for U.S. Highway 377, to allow for clearance for large vehicles to queue into the site. The gate shall open into the property not outward toward the road.

6. Operation of a gas lift system with a sound reduction enclosure shall not cause a measured sound level to exceed 68.5 dBA at five feet (5') in height and ten feet (10') in distance from the south side of the enclosure. Violation of the foregoing shall have occurred only when evidenced by such excess noise measurements resulting from the gas lift system are taken by the Designated Sound Officer in accordance with attached Exhibit "B".

7. Minimum six-inch (6") caliper Eastern Red Cedar a minimum of eight feet (8') in height shall be planted on top of the berm along the entire south side of the pad site and on top of the berm along portions of the west and east sides of the pad site and spaced twelve feet (12') on center, as shown on Exhibit "C" attached hereto and incorporated herein. Minimum four-inch (4") caliper Japanese Black Pine a minimum of eight feet (8') in height shall be planted in front of the berm along the entire south side of the pad site and in front of the berms along portions of the west and east sides

of the pad site, as shown on said Exhibit "C". The Japanese Black Pine shall be spaced twelve feet (12') on center and staggered with Eastern Red Cedar, as shown on said Exhibit "C".

8. With respect to removal of water from the water storage tanks: A maximum of ten (10) water removal trucks shall be allowed to enter the pad site twenty-four (24) hours per day for the first thirty (30) days after the gas lift system becomes operational. After thirty (30) days, only six (6) water removal trucks a day will be allowed to enter the pad site during "permitted construction work hours" as set forth in Chapter 4, Article 1, Section 4-130 of the City of Keller's Code of Ordinances. Exceptions shall be made with the consent of the Fire Marshal in the event water in the storage tanks exceed recommended levels and as the Fire Marshal may otherwise allow on a case-by-case basis. A monthly log of water removal trucks entering the operations site shall be provided to the Fire Marshal for one year after the gas lift system becomes operational.

9. Applicant shall post a sign at the entrance to the property that directs trucks to limit speeds on the property to no more than ten (10) miles per hour. If the City receives dust complaints, the Fire Marshal may, after investigation and a reasoned determination that the pad site access drive and the pad site conditions are the primary source of dust on adjacent property, direct the applicant to mitigate the dusty conditions of the access drive and pad site by adding water or dust suppressant from time to time.

10. Applicant will use low level directional lighting at the pad site in compliance with the applicable lighting and glare standards of Section 8.14 of the City of Keller's Unified Development Code.

11. Electric pumps within a sound reduction enclosure shall be used to extract water from storage tanks to water trucks. Truck mounted pumps shall not be permitted except in the event of emergency or during maintenance or repair of the electric pumps.

12. The applicant shall provide the City of Keller the necessary monitoring equipment specified in this Ordinance.

Section 3: THAT, any person, firm or corporation violating any of the provisions of this Ordinance, as read together with the Unified Development Code and accompanying map thereto, shall be guilty of a misdemeanor and upon final conviction therefore shall be fined in a sum not to exceed Two Thousand Dollars ($2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such hereunder.

Section 4: THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDAINED.

Passed and approved by a vote of 5 to 0 on this the 19th day of February, 2008.

CITY OF KELLER, TEXAS

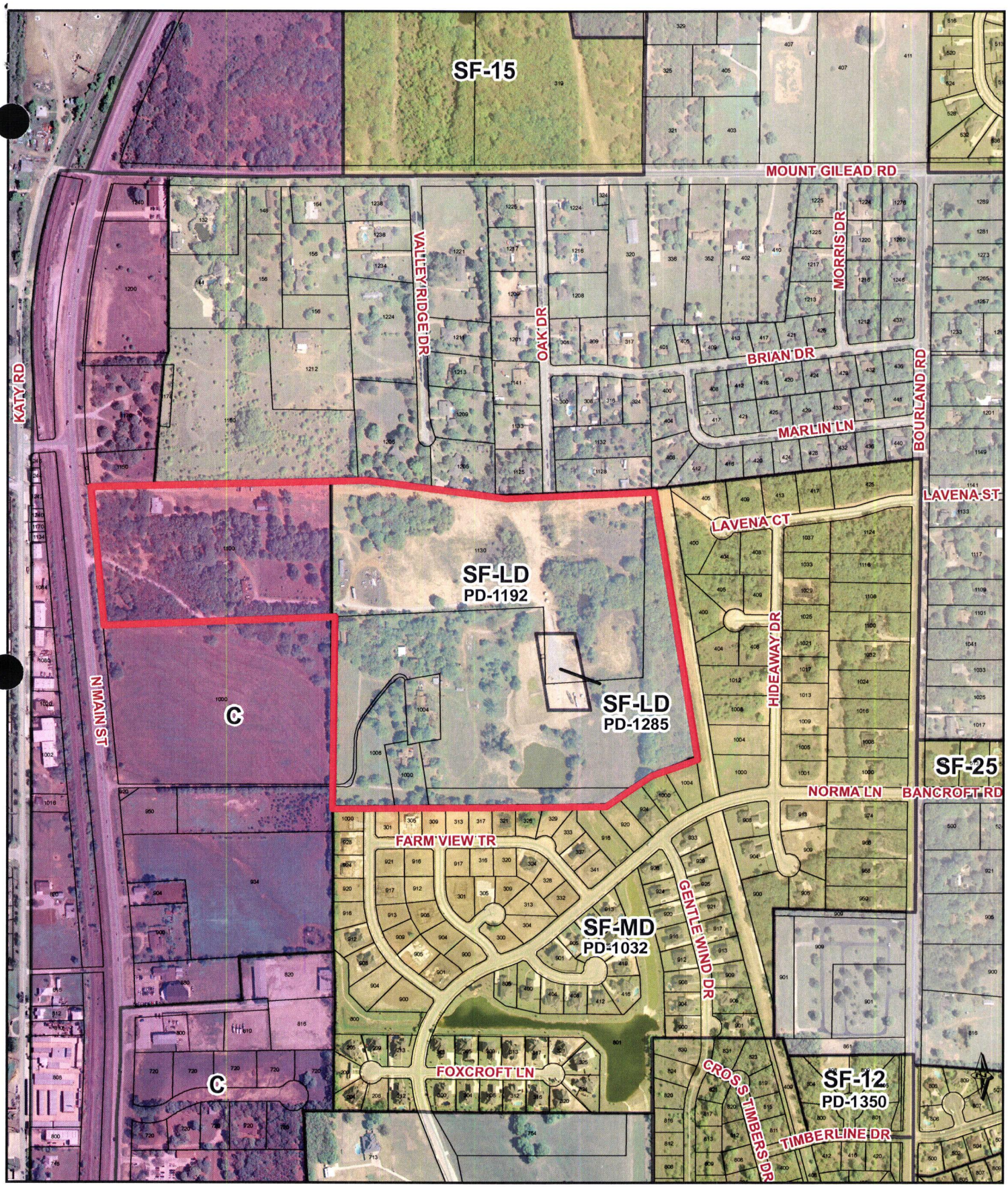
BY: _____
P.H. McGrail, Mayor

ATTEST:

_____
Sheila Stephens, City Secretary

Approved as to Form and Legality:

_____
L. Stanton Lowry, City Attorney



Gibson-Perrigo Gas Well PD Amendment

EXHIBIT "A"

ENCANA

EnCana Corporation
14001 N. Dallas Pkwy.
Suite 1000
Dallas, Texas 75240

tel: (214) 987-7106
fax: (214) 242-7296
www.encana.com

June 7, 2007 (Revised September 17, 2007)

City of Keller
Attn: Community Development
1100 Bear Creek Pkwy
P.O. Box 770
Keller, TX 76244

Dear City of Keller:

EnCana is requesting approval to install a continuous gas lift system on the pad site located within the City of Keller containing the Joe Wright #1H, Gibson Perrigo #1H, and Gibson Perrigo #2H-SL wellbores. The Joe Wright #1H and Gibson Perrigo #1H wells are not capable of production without a continuous gas lift system. The Gibson Perrigo #2H-SL well is underperforming due to liquid loading issues and will cease to produce in the near future without a continuous gas lift system.

A continuous gas lift system requires a compressor to provide injection gas for the purpose of water removal. Gas lift systems are utilized extensively throughout the Barnett Shale to de-water wells and allow gas production to occur.

Given that the location of the proposed gas lift system is in close proximity to residential developments, EnCana is prepared to design and install a sound reduction structure for the compressor. The proposed structure will fully enclose the compressor and is capable of providing a 43 decibel reduction and zero decibel impact over ambient at a distance of 600 feet. Proposed enclosure will meet or exceed the requirements of City Ordinance 1316 stating that noise levels must remain below 90 decibels at a distance of 300 feet. This sound reduction technology originated in California and similar structures are widely used to reduce noise impacts from large electric pumps located within city blocks. Behrens and Associates, Inc. is the acoustics, noise, and vibration consulting firm that will be providing the structure design and location pre and post install noise surveys.

EnCana appreciates your consideration of this request. With a noise suppression structure, continuous gas lift operations can be conducted with no measurable impacts on the existing residential areas. The included three copies of location drawings indicate the proposed compressor location and distances to housing. Listed size of the proposed structure is estimated based on a typical compressor skid size. Exact dimensions will be dictated by the model of compressor installed, which will depend on available equipment should this approval be granted.

If there are any questions regarding the drawings or information in this letter, please call me at the contact information below. Description of materials and acoustical structure is detailed on pages 2-4.

Sincerely,

Joel Draper

Joel Draper
Production Engineer – North Texas Team
Ph# 214-242-7298
email:

RECEIVED
NOV 05 2007

Compressor:

- Electric Drive, 350 Horsepower
- Approximate skid dimensions: 11'x24'x10' (may vary slightly based on equipment available pending approval)
- 150 psi Suction Pressure, 1100 psi Max Discharge Pressure
- Capacity of 2.8 MMcf/d

Sound Mitigation Structure:

Designed by:
Environmental Noise Control, Inc.
Behrens and Associates, Inc. – Acoustics, Noise and Vibration Consultants
13806 Inglewood Avenue
Hawthorne, CA 90250
Phone: 310-679-8633
Fax: 310-679-8676

Materials:

- Tongue and groove system
- Channel iron frame
- Panels consist of an outer solid steel skin, layer of thermal acoustical fill, and a perforated steel inner skin
- Outer skin of panels will be painted to match existing facilities
- Air intake and discharge from compressor cooler will have air flow silencers (sound traps)
- Ventilation system will provide sufficient air flow around compressor to prevent overheating
- Structural performance designed in accordance with the guidelines of AISI Specifications
- Fire Safety – the only non-metallic material in this structure is the thermal acoustical fill. Non-metallic materials must comply with standards NFPA #255 or ASTM E84 – which limit flame spread and smoke developed. Testing of the thermal acoustical fill yielded a flame spread value of 15, smoke developed value of 0. Basically the entire structure is noncombustible and will not burn.
- The picture on page 3 illustrates how the structure will be constructed around the compressor.

Acoustical Performance:

- 43 decibel sound transmission reduction (STC rating of 43 dB)
- Will provide zero decibel impact over ambient at 600 feet distance
- Proposed enclosure will meet or exceed the requirements of City Ordinance 1316 stating that noise levels must remain below 90 decibels at a distance of 300 feet.

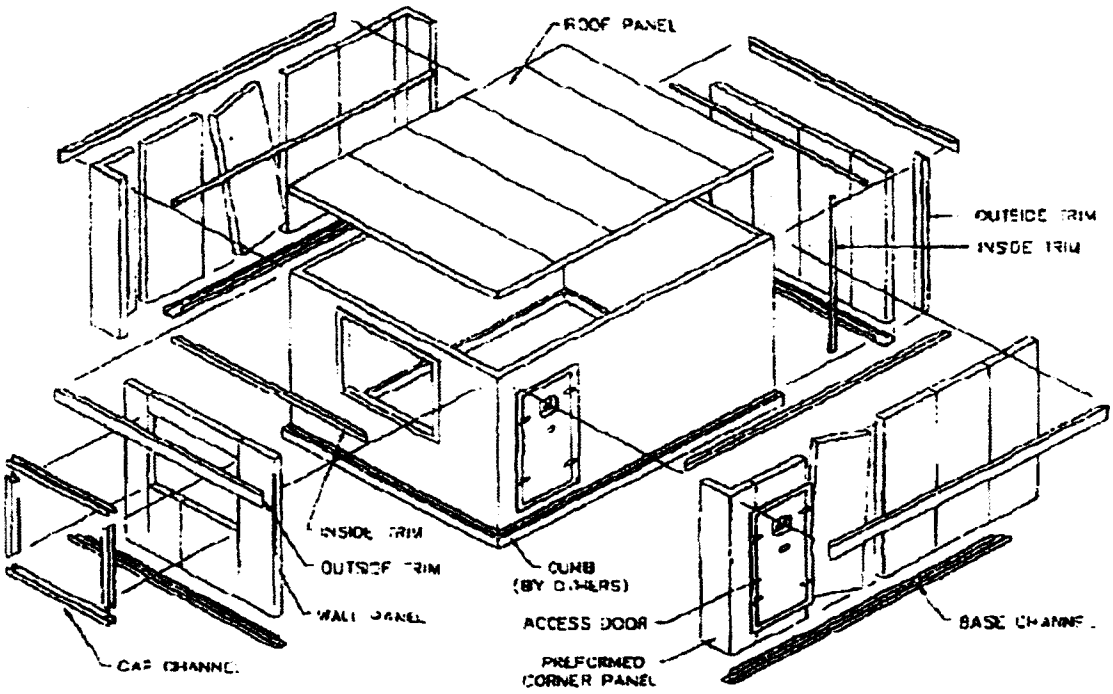
Size:

- In order to provide working space for maintenance, 5 feet of internal clearance between the compressor skid and the structure walls is proposed. This will require the structure to occupy an area of approximately 24' x 34'. The compressor cooler height is estimated to be 10 feet, a structure height of 12 feet is proposed.
- Please keep in mind that the final compressor skid dimensions will be dictated by the manufacturer and model of compressor that EnCana is able to obtain pending approval of this request. Specifications listed in this request letter are typical skid dimensions for equipment of this type. There may be small deviations (+/- 2 feet) in final structure dimensions from those discussed here.

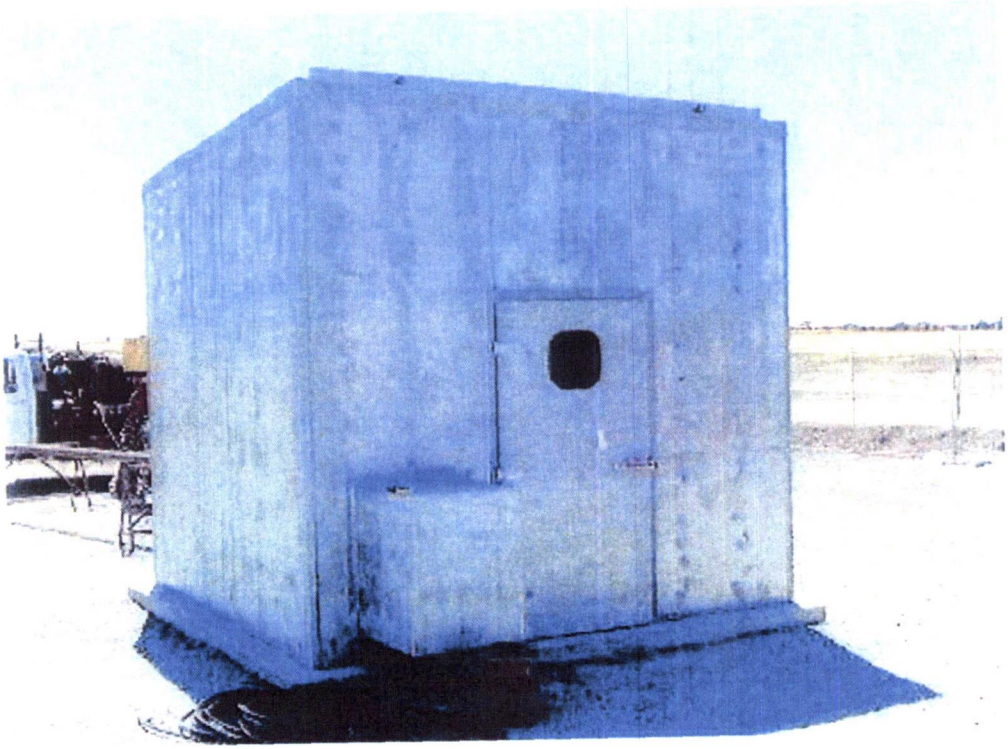
Examples:

- There have been no structures of this type constructed in the Barnett Shale to date. However, they are widely used in California to conceal large 450 horsepower electric water pumps in very close proximity to residential developments. The picture on page 4 is an example of an acoustic structure over a water pump. The proposed acoustic compressor structure on the Gibson-Perrigo & Joe Wright pad will be of like construction.

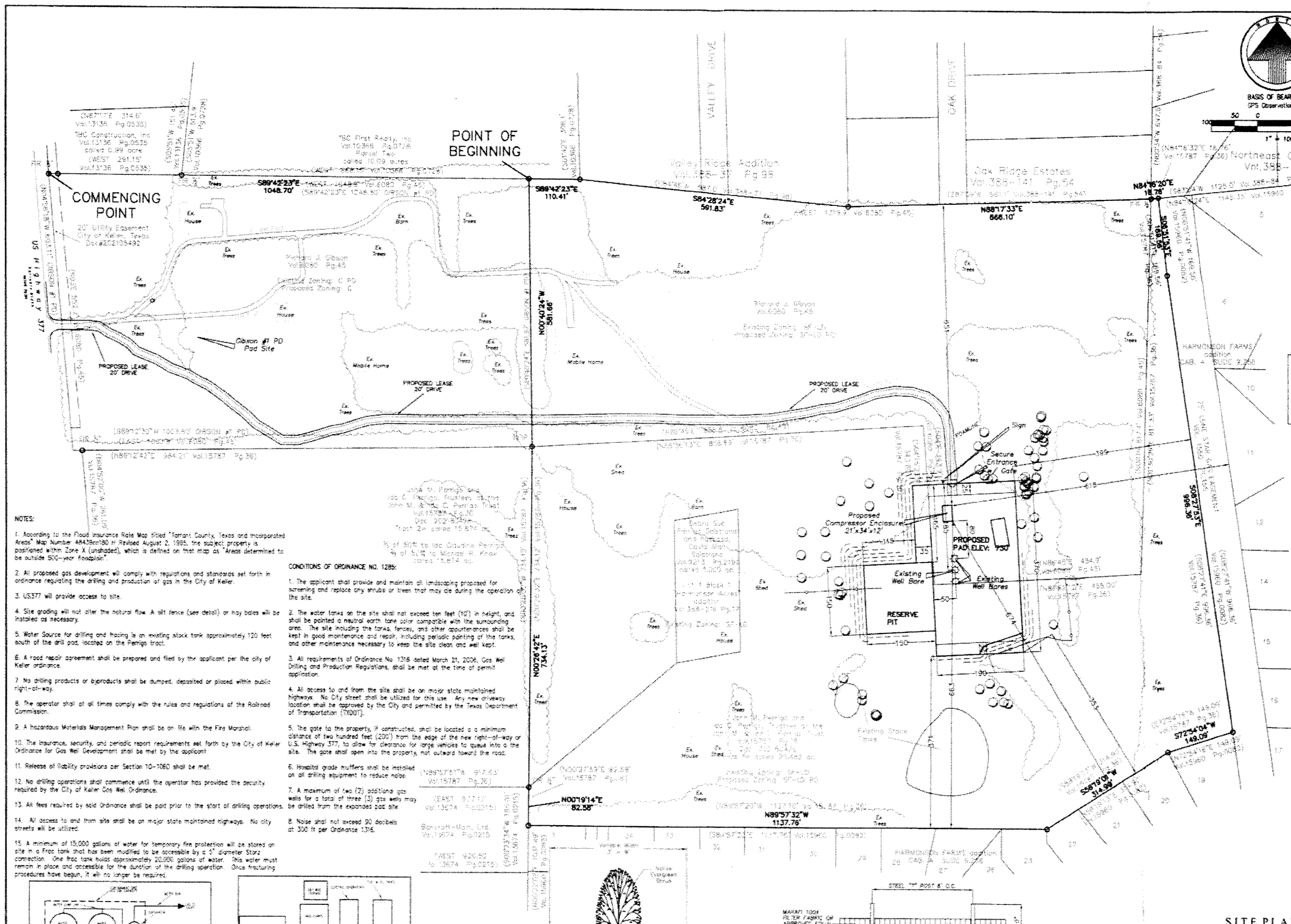
Acoustical Tongue and Groove Enclosure System



Acoustical Tongue and Groove Enclosure System
Water Pump Enclosure



Note: Proposed compressor structure will be painted to match existing facilities.



Bench Mark: E 943
NGS Current Survey Control – found standard disk stamped "E 943 1946", on the west side of SH 377; at T-junction of Johnson Road leading east; at a 2 by 4 foot concrete culvert, in the center of the top of the west headwall; 26 feet west of centerline of highway, and level with the highway Elevation – 734.42 feet NAVD 88

REQUIRED SIGNAGE

PERMANENT PROOF SIGNS READING "DANGER NO SMOKING ALLOWED" IN A MINIMUM FOUR INCH (4") LETTERING SHALL BE POSTED AT THE ENTRANCE OF EACH DRILL SITE AND OPERATIONAL SITE.
THE SIGN SHALL INCLUDE THE PHONE NUMBER FOR EMERGENCY SERVICE (911), THE NUMBER FOR THE OPERATOR, AND THE WELL DESIGNATOR REQUIRED BY THE RAILROAD COMMISSION IN FOUR INCH (4") LETTERING.

BOUNDARY DESCRIPTION

A tract or parcel of land situated in the Richard Allen Survey, Abstract No. 29, in the City of Keller, Tarrant County, Texas, being part of the tract of land described in the deed to Richard J. Gibson and recorded in Volume 6060 Page 45 in the Tarrant County Deed Records, and including the 25.483 acres tract described in the deed to John M. Perrigo and Ida C. Perrigo, Trustees of the John M. & Ida C. Perrigo Trust recorded in Volume 13738 Page 36 in the TCDR, and being more particularly described as follows:

COMMENCING at a found ½ inch iron rod at a fence corner on the east right-of-way line of State Highway 377 at the northwest corner of said Gibson tract and the southwest corner of the called 0.99 acre tract described in the deed to TBC Construction, Inc. recorded in Volume 13136 Page 0535 in the TCDR;

THENCE South 89°42'23" East, at 291.15 feet passing a found ½ inch iron rod at the southeast corner of said 0.99 acre tract and continuing along the south side of the called 10.09 acres tract described in said deed to TBC First Realty, Inc. for a total distance of 1048.86 feet for the POINT OF BEGINNING;

THENCE South 89°42'23" East, 110.41 feet continuing along the south side of said 10.09 acres tract;

THENCE South 84°25'24" East, 591.83 feet along the south side of Valley Ridge Addition, an addition to the City of Keller recorded in Vol. 388-37 Page 98 in the Tarrant County Map Records;

THENCE North 88°17'33" East, 666.10 feet along the south side of Oak Ridge Estates, an addition to the City of Keller recorded in Volume 388-41 Page 54 in the TCMR to a found ½ inch iron rod;

THENCE along the east and south side of said 25.483 acres tract and along the west and north side of the called 94.372 acres tract described in the deed to Harmonson Farms, Ltd. recorded in Volume 15960 Page 0082 in the TCDR the following:

THENCE North 84°16'20" East, 16.78 feet;

THENCE South 06°51'53" East, 169.56 feet;

THENCE South 08°27'53" East, 998.36 feet;

THENCE South 72°54'04" West, 149.09 feet;

THENCE South 58°19'01" West, 314.90 feet;

THENCE North 89°57'32" West, 1137.76 feet;

THENCE North 00°19'14" East, 82.58 feet along the west side of said 25.483 acres tract and along the east side of the tract of land described in the deed to Bancroft-Main, Ltd. recorded in Volume 13674 Page 0215 in the TCDR;

THENCE North 00°26'42" East, 734.13 feet along the west side of said 25.483 acres tract to a found ¾ inch iron rod;

THENCE North 00°40'24" West, 581.66 feet to the POINT OF BEGINNING and CONTAINING 44.96 acres of land, more or less;

SAVE AND EXCEPT the called 1.000 acres tract described in the deed to Debra Sue Perrigo Salstrand and husband David Alan Salstrand recorded in Volume 9213 Page 2191 in the TCDR resulting in a NET AREA of 43.96 acres of land more or less.

NOTES:

1. According to the Flood Insurance Rate Map titled "Tarrant County, Texas and Incorporated Areas" Map Number 48439cn180 H Revised August 2, 1995, the subject property is positioned within Zone X (unshaded), which is defined on that map as "Areas determined to be outside 500-year floodplain".

2. All proposed gas development will comply with regulations and standards set forth in ordinance regulating the drilling and production of gas in the City of Keller.

3. US377 will provide access to site.

4. Site grading will not alter the natural flow. A silt fence (see detail) or hay bales will be installed as necessary.

5. Water Source for drilling and fracing is an existing stock tank approximately 120 feet south of the drill pad, located on the Perrigo tract.

6. A road repair agreement shall be prepared and filed by the applicant per the city of Keller ordinance.

7. No drilling products or byproducts shall be dumped, deposited or placed within public right-of-way.

8. The operator shall at all times comply with the rules and regulations of the Railroad Commission.

9. A hazardous Materials Management Plan shall be on file with the Fire Marshall.

10. The insurance, security, and periodic report requirements set forth by the City of Keller Ordinance for Gas Well Development shall be met by the applicant

11. Release of liability provisions ser Section 10-1060 shall be met.

12. No drilling operations shall commence until the operator has provided the security required by the City of Keller Gas Well Ordinance.

13. All fees required by said Ordinance shall be paid prior to the start of drilling operations.

14. All access to and from site shall be on major state maintained highways. No city streets will be utilized.

15. A minimum of 15,000 gallons of water for temporary fire protection will be stored on site in a Frac tank that has been modified to be accessible by a 5" diameter Storz connection. One frac tank holds approximately 20,000 gallons of water. This water must remain in place and accessible for the duration of the drilling operation. Once fracturing procedures have begun, it will no longer be required.

CONDITIONS OF ORDINANCE NO. 1289:

1. The applicant shall provide and maintain all landscaping proposed for screening and replace any shrubs or trees that may die during the operation of the site.

2. The water tanks on the site shall not exceed ten feet (10') in height, and shall be painted a neutral earth tone color compatible with the surrounding area. The site including the tanks, fences, and other appurtenances shall be kept in good maintenance and repair, including periodic painting of the tanks, and other maintenance necessary to keep the site clean and well kept.

3. All requirements of Ordinance No. 1316 dated March 21, 2006, Gas Well Drilling and Production Regulations, shall be met at the time of permit application.

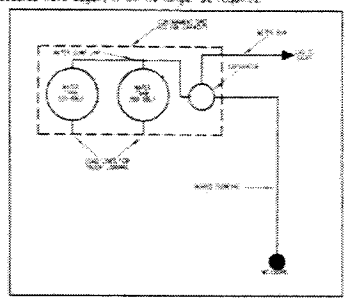
4. All access to and from the site shall be on major state maintained highways. No City street shall be utilized for this use. Any new driveway location shall be approved by the City and permitted by the Texas Department of Transportation (TXDOT).

5. The gate to the property, if constructed, shall be located a a minimum distance of two hundred feet (200') from the edge of the new right-of-way or U.S. Highway 377, to allow for clearance for large vehicles to queue into a the site. The gate shall open into the property, not outward toward the road.

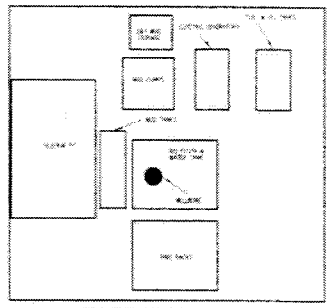
6. Hospital grade mufflers shall be installed on all drilling equipment to reduce noise.

7. A maximum of two (2) additional gas wells for a total of three (3) gas wells may be drilled from the expanded pad site

8. Noise shall not exceed 90 decibels at 300 ft per Ordinance 1316.



OPERATION SITE PLAN
After Drilling



FACILITY SITE PLAN
During Drilling

LANDSCAPE BERM DETAIL
NOT TO SCALE

LANDSCAPE BERM NOTES:

1. Berm height and alignment will vary across the length to provide a softer, more natural screening line. Height will vary between 1 and 3 feet. Alignment will be serpentine along the western edge of the drill pad.
2. Shrubs shall be evergreen and either native or well adapted to the climate of Keller.
3. Adequate water will be provided to the landscape barrier to keep the plants healthy during the summer months.
4. Berm to be constructed and landscape planted after completion of all wells on pad site.

SILT FENCE DETAIL

SITE PLAN

GIBSON - PERRIGO #1 RELOCATION - AMENDED - 2

43.96 ACRES
RICHARD ALLEN SURVEY ~ ABSTRACT NO. 29
CITY OF KELLER, TARRANT COUNTY, TEXAS

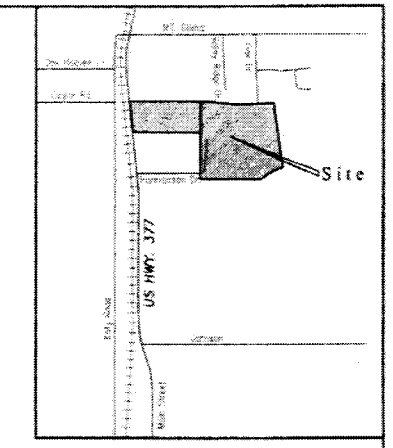
Owners
RICHARD J. GIBSON
1100 N. Main Street
Keller, Tx 76248
(817) 431-0528
JOHN M. PERRIGO
Box 1933
Keller, Tx 76244
(817) 431-2377

Applicant
EnCANA OIL & GAS (USA), INC.
14001 N. Dallas Parkway, Suite 1000
Dallas, TX 75240
(214) 242-7285

Engineer - Surveyor:
C&P ENGINEERING, LTD.
1801 Gateway, Suite 101
Richardson, Texas 75080

Scale 1"=100' | Project No. 05054 | October 4, 2007 | Sheet 1 of 3

RECEIVED
NOV 05 2007



Vicinity Map
N.T.S.

BASIS OF BEARING:
GPS Observations – NAD83 (96)

200 100 0 200 400
1" = 200'

Bench Mark: E 943
NGS Current Survey Control – found standard disk stamped "E 943 1946", on the west side of SH 377, at T-junction of Johnson Road leading east, at ± 2 by 4 foot concrete culvert; in the center of the top of the west headwall; 25 feet west of centerline of highway, and level with the highway
Elevation – 734.42 feet NAVD 88

DRAINAGE AREA CALCS.

Identity	Acres	Intensity	C	Q100	Outfall Structure	Tc (min)
Existing Conditions						
Area A	9.1	9.6	0.3	26.2	Surface Runoff to Ex. Ditch Existing Agricultural	15
Area B	27.4	9.6	0.5	131.5	Surface Runoff Existing SF-LD	15
Area C	13.2	9.6	0.3	38.0	Surface Runoff Existing Agricultural	15
Area D	6.1	9.6	0.3	17.6	Surface Runoff Existing Agricultural	15
Area E	5.5	9.6	0.3	15.8	Surface Runoff Existing Stock Tank	15
Proposed Conditions						
Area A	9.1	9.6	0.9	95.0	Surface Runoff to Ex. Ditch Future C	10
Area B	27.4	9.6	0.5	131.5	Surface Runoff Existing SF-LD	15
Area C	13.2	9.6	0.5	64.8	Surface Runoff Future SF-LD	15
Area D	6.1	9.6	0.9	29.3	Surface Runoff Proposed SF-LD Gas Well	15
Area E	5.5	9.6	0.5	26.4	Surface Runoff Future SF-LD	15

N O T E : CONTOURS TAKEN FROM NCTCOG AERIAL PHOTO, 2001

STATE OF TEXAS
JASON R. POOL
92623
LICENSED
PROFESSIONAL ENGINEER

The Seal Appearing On This Document Was Authorized By
92623 On

LEGEND

- EXIST. CONTOUR
- DRAINAGE DIVIDE
- DIRECTION OF FLOW
- AREA IDENTIFICATION
- ACRES

DRAINAGE AREA MAP

GIBSON - PERRIGO #1 RELOCATION - AMENDED - 2

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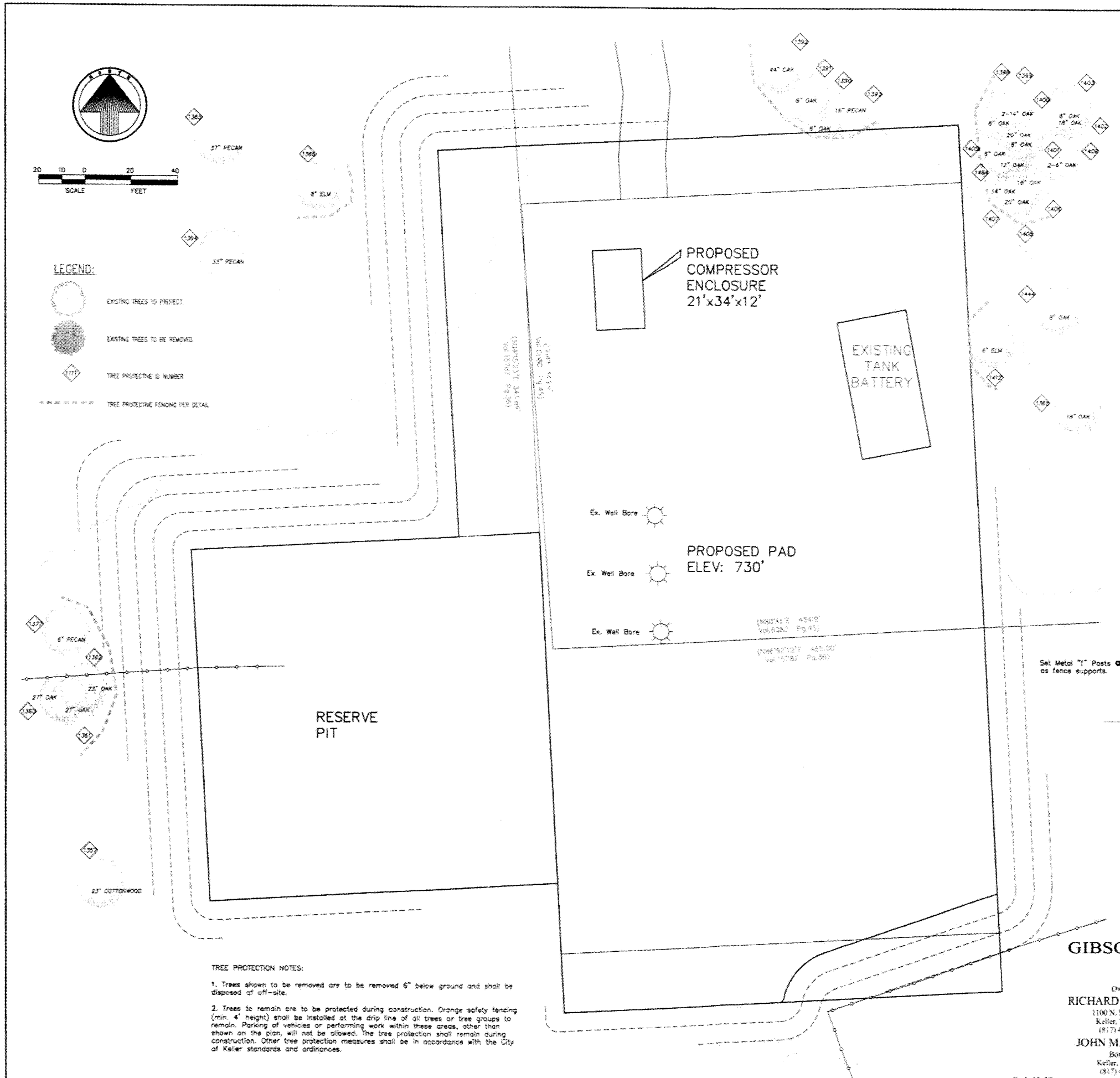
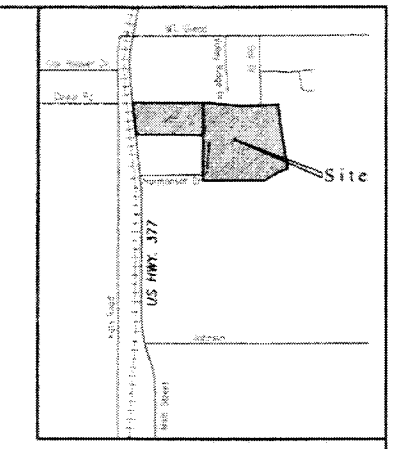
(972) 644-2800

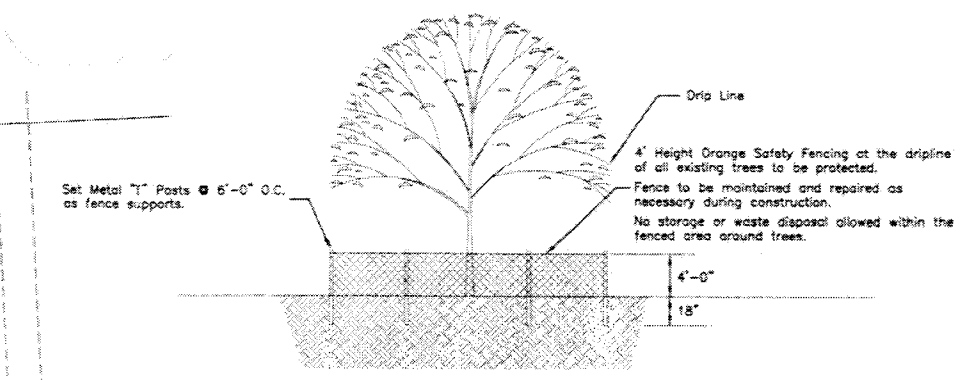
Scale 1"=200' | Project No. 05054 | May 15, 2007 | Sheet 2 of 5





Vicinity Map
N.T.S.

TREE ID NUMBER	DESCRIPTION	PROTECT/REMOVE	PROTECTED CALIPER (IN)
1357	23" COTTONWOOD	PROTECT	
1360	27" OAK	PROTECT	
1361	27" OAK	PROTECT	
1362	23" OAK	PROTECT	
1364	33" PECAN	PROTECT	
1365	37" PECAN	PROTECT	
1366	8" ELM	PROTECT	
1368	18" OAK	PROTECT	
1377	6" PECAN	PROTECT	
1390	8" OAK	PROTECT	
1391	6" OAK	PROTECT	
1392	2-16" OAK	PROTECT	
1393	16" PECAN	PROTECT	
1398	8" OAK	PROTECT	
1399	2-14" OAK	PROTECT	
1400	20" OAK	PROTECT	
1401	8" OAK	PROTECT	
1402	18" OAK	PROTECT	
1403	6" OAK	PROTECT	
1404	12" OAK	PROTECT	
1405	6" OAK	PROTECT	
1406	18" OAK	PROTECT	
1407	20" OAK	PROTECT	
1408	14" OAK	PROTECT	
1409	2-6" OAKS	PROTECT	
1412	6" ELM	PROTECT	
1444	8" OAK	PROTECT	
TOTAL CALIPER OF QUALITY TREES REMOVED			0



TREE PROTECTION DETAIL
NOT TO SCALE

TREE PROTECTION NOTES:

1. Trees shown to be removed are to be removed 6" below ground and shall be disposed of off-site.

2. Trees to remain are to be protected during construction. Orange safety fencing (min. 4' height) shall be installed at the drip line of all trees or tree groups to remain. Parking of vehicles or performing work within these areas, other than shown on the plan, will not be allowed. The tree protection shall remain during construction. Other tree protection measures shall be in accordance with the City of Keller standards and ordinances.

TREE SURVEY

GIBSON - PERRIGO #1 RELOCATION - AMENDED - 2

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Scale 1"=20' Project No. 05054 May 15, 2007 Sheet 3 of 5

Bench Mark: E 943
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AERIAL

GIBSON - PERRIGO #1 RELOCATION - AMENDED - 2

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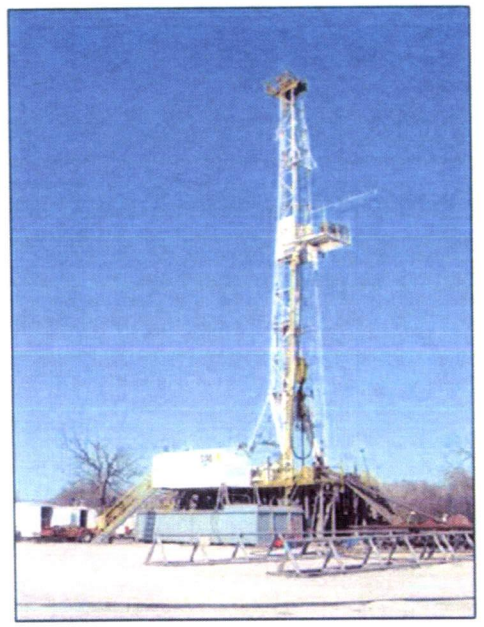
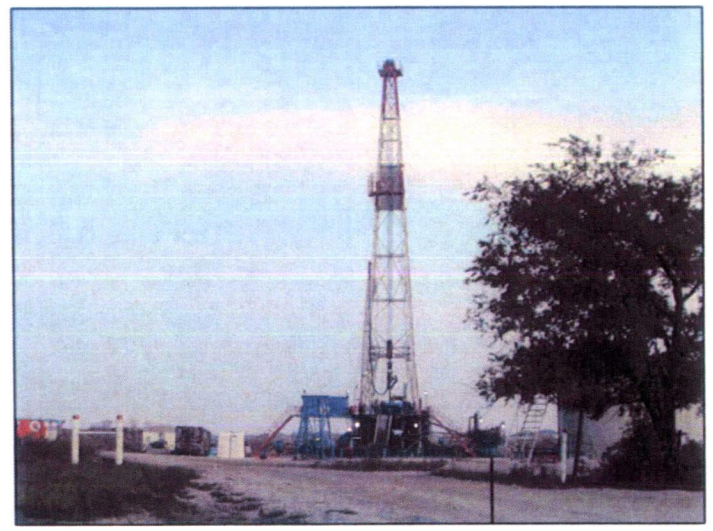
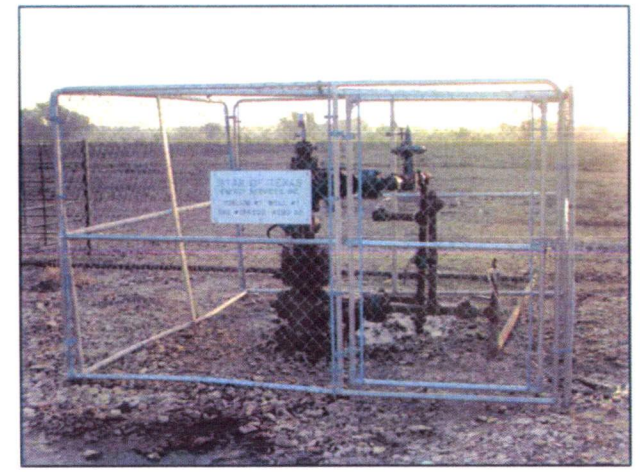
Scale 1"=100' | Project No. 05054 | May 15, 2007 | Sheet 4 of 5



Drilling Rig



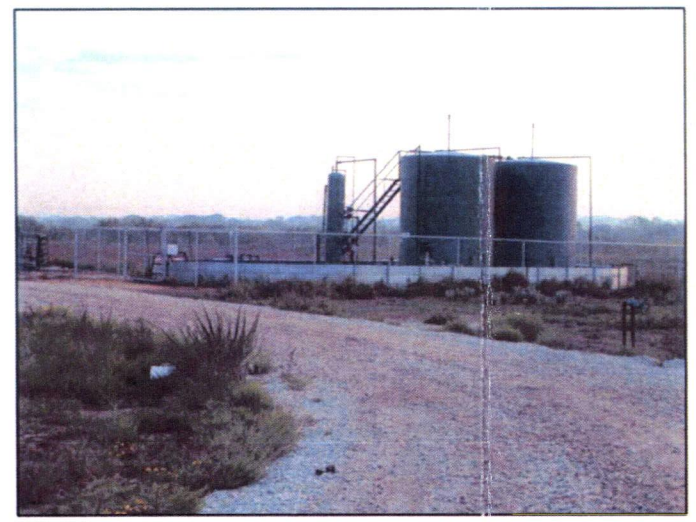
Drilling Rig



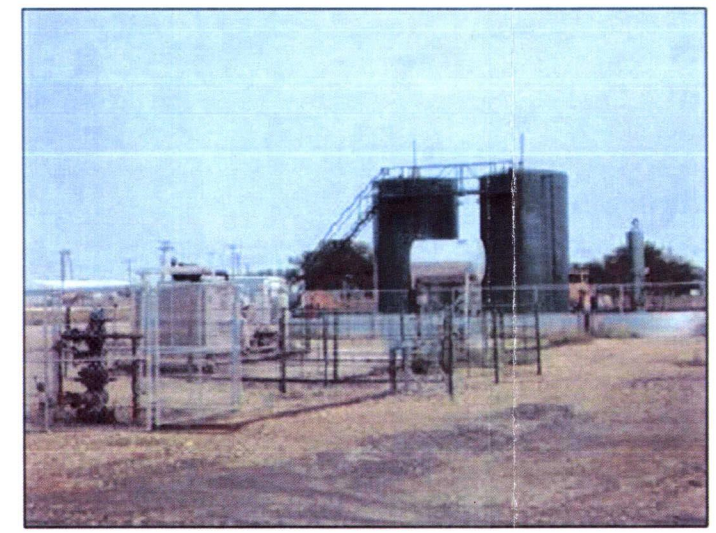
Gas Well

Entrance Fence Gate

Signage



Production



Production

Drilling Rig at Night

Entrance and Lease Road

Well Fracturing

PHOTOS OF PROCESS

GIBSON - PERRIGO #1 RELOCATION - AMENDED - 2

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Exhibit B

Enclosed Gas Lift System Sound Level Requirements

1.1 Definitions

A. "A-Weighting" is the electronic filtering in sound level meters that models human hearing frequency sensitivity.

B. "Measured Sound Level" is the equivalent Sound Pressure Level at the location of measurement over a period of five (5) minutes.

C. "dBA" is the A-weighted unit of Sound Pressure Level.

D. "Decibel (dB)" is the unit of measurement for Sound Pressure Level at a specified location.

E. "Designated Sound Officer (DSO)" is the City of Keller Fire Marshal or designee.

F. "Measuring Instrument" is an instrument such as a sound level meter, integrating sound level meter or dosimeter used to measure Sound Pressure Levels conforming to Type 1 or Type 2 standards as specified in the latest version of ANSI Standard S1.4-1983.

G. "Sound Level" is the Sound Pressure Level measured in decibels with a sound level meter set for A-weighting on fast integration speed, unless otherwise noted.

H. "Sound Pressure Level (SPL)" is 20 multiplied by the logarithm, to the base 10, of the measured sound pressure divided by the sound pressure associated with the threshold of human hearing, in units of decibels.

1.2 All tests taken by the DSO will be in accordance to the following procedures:

(a) The DSO shall, to the extent practicable, identify all sources contributing sound to the point of measurement.

(b) The measuring instrument must be calibrated using a calibrator recommended by the measuring instrument manufacturer immediately before and after each series of readings.

(c) The measuring instrument must be recertified and the calibrator must be recalibrated at least once each year by the manufacturer or by a person that has been approved by the manufacturer. A copy of written documentation of such recertification and recalibration shall be kept with the equipment to which it refers.

(d) Every monitoring session shall be recorded and shall last for a minimum of five (5) minutes. The DSO shall deliver a copy of the recording to applicant upon request.

(e) All outdoor measurements shall be taken per manufacturers specifications.

(f) The report for each measurement session shall include:

(1) The date, day of the week, and times at which measurements are taken;

(2) The times of calibration;

(3) The weather conditions;

(4) The identification of all monitoring equipment by manufacturer, model number, and serial number;

(5) The measured Sound Level, in dBA; and

(g) The measuring instrument shall be set for A-weighting, fast response, and the range (if the measuring instrument is designed to read levels over different ranges) shall be set to that range in which the meter reads closest to the middle of the scale. The minimum and maximum readings shall be recorded to indicate the range of monitored values along with the central tendency average most often displayed.

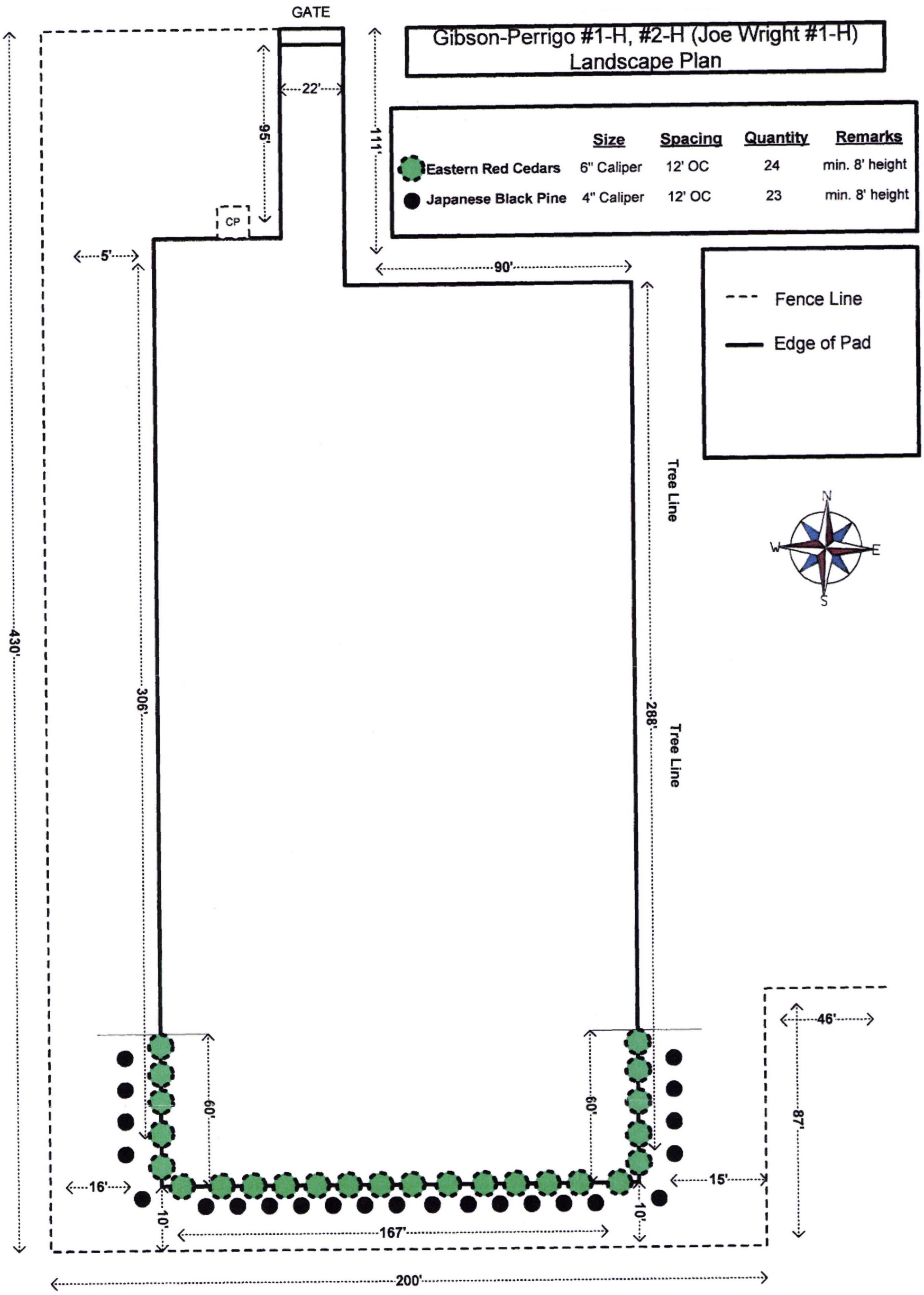
(h) The measuring instrument shall be placed five feet (5') above the ground. When handheld, the microphone shall be held at arm's length and pointed at the gas lift system at the angle recommended by the measuring instrument's manufacturer.

(i) If extraneous sound sources, including but not limited to aircraft, motor vehicles or animals, increase the Monitored Sound Levels, the measurements shall be postponed until these extraneous sounds have become of such a level as not to increase the monitored Sound Levels at the location of measurement.

(j) The measurement point shall be ten feet (10') from the south wall of the enclosure structure.

2/13/2008

Exhibit C

Gibson-Perrigo #1-H, #2-H (Joe Wright #1-H) Landscape Plan

	Size	Spacing	Quantity	Remarks
Eastern Red Cedars	6" Caliper	12' OC	24	min. 8' height
Japanese Black Pine	4" Caliper	12' OC	23	min. 8' height