

**RAILROAD COMMISSION OF TEXAS
OFFICE OF GENERAL COUNSEL
HEARINGS SECTION**

OIL & GAS DOCKET NO. 01-0254597

APPLICATION OF LAKE TRAVIS RANCH, LLC FOR APPROVAL OF A PROPOSED QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 148.526 ACRE TRACT, C.H. COX SURVEY NO. 44 AND BEATTY, SEALE & FORWOOD SURVEY NO. 45, TRAVIS COUNTY, TEXAS.

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on January 18, 2008. 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 Lake Travis View, a newspaper of general circulation in Travis County, for four consecutive weeks, on December 20, 2007, December 27, 2007, January 3, 2008 and January 10, 2008.
2. Lake Travis Ranch, LLC ("Lake Travis Ranch") has entered into a Purchase Agreement with the owner, H.F Properties, of the surface estate of all acreage in the proposed qualified subdivision and thus has authority to represent, and does represent, all surface owners of land contained in the proposed qualified subdivision.
3. The proposed qualified subdivision is located in Travis County, Texas, a county having a population in excess of 400,000.
4. The proposed qualified subdivision is being subdivided in a manner authorized by law by the surface owner for residential use, pursuant to ordinances relating to zoning, platting, and subdivisions.
5. The proposed qualified subdivision contains 148.526 acres, including two operations sites. The northerly operations site consists of 2.1 acres immediately adjacent to and with access to Thurman Bend Road. The southerly operations site consists of 2.1 acres with a 0.1 acre access easement to Bee Creek Road. The operations sites may be used by possessory mineral interest owners to explore for and produce minerals. The operations sites are located

within the proposed qualified subdivision and designated on the qualified subdivision plat which is attached as Exhibit 1. Field notes for the 148.526 acre qualified subdivision are set forth in Exhibit 2 to this Final Order. Field notes for the two operations site are set forth in Exhibit 3 to this Final Order.

6. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations site within the proposed qualified subdivision. The northerly 2.1 acre operations site is directly adjacent to a public road. The southerly 2.1 acre operations site has a 0.1 acre access and pipeline easement 40 feet wide. Field notes for the access and pipeline easement are set forth in Exhibit 4 to this Final Order.
7. The area within 2.5 miles of the proposed qualified subdivision has not been developed for minerals.
8. The proposed operations site and pipeline and road easements are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
9. Land Travis Ranch has waived the issuance of an examiner's proposal for decision in this docket.
10. All parties have agreed on the record that this Final Order shall be effective on the date a Master Order relating to this Final Order is signed.

CONCLUSIONS OF LAW

1. Proper notice of hearing was timely issued to appropriate persons entitled to notice.
2. All things necessary to the Commission attaining jurisdiction have occurred.
3. The application of Lake Travis Ranch, LLC for Commission approval of its 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 applicant, this Final Order is effective when a Master Order relating to this Final Order is signed on February 26, 2008.

IT IS THEREFORE ORDERED that the application of Lake Travis Ranch, LLC, for approval of a qualified subdivision containing 148.526 acres of land in the C.H. Cox Survey No. 44 and Beatty, Seale & Forwood Survey No. 45, in Travis 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 February 26, 2008 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 26th day of February, 2008, in Austin, Texas.

RAILROAD COMMISSION OF TEXAS

**(Order approved and signatures affixed by
OGC Unprotected Master Order dated
February 26, 2008)**