

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0295879

THE APPLICATION OF ELAN DEVELOPMENT, LP TO CONSIDER APPROVAL OF A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 234.740 ACRE TRACT IN THE JOHN SMITHER SURVEY, A-521, MONTGOMERY COUNTY, TEXAS.

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on May 29, 2015, and closed on November 4, 2015 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 April 24, 2015 and May 1, 8 and 15, 2015.
2. Elan Development, LP (hereinafter "Elan") own 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 Master Plan of the proposed qualified subdivision was approved by the Commissioners Court of Montgomery County on December 22, 2014 in Regular Session as a portion of the Star Ridge Ranch.
6. The proposed qualified subdivision contains 234.740 acres in the John Smither Survey, A-

521, Montgomery County, including an operations site totaling approximately 6 acres. 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 I. A metes and bounds description for the 234.740 acre qualified subdivision is set forth in Exhibit II. A metes and bounds description for the 6.000 acre operations site is set forth as Exhibit III. A metes and bounds description for a 45' wide 0.957 acre access easement from the southwest is set forth as Exhibit IV. A metes and bounds description of a permanent 0.524 acre 15' wide pipeline easement running northeast from the operations site is set forth as Exhibit V.

7. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations site within the proposed qualified subdivision.
8. In the 2.5 mile area of review around the proposed Qualified Subdivision, there has been mineral development in the Patrick P. Ray (Wilcox 10,000) Field, the Friendswood (Wilcox, Lower) Field, the Friendswood (Wilcox 9700) Field, the Friendship Development (C-3B) Field, the Friendship Development (Wilcox) Field, the Conroe (Middle Wilcox Cons.) Field, the Conroe, S. (Wilcox 15) Field, the Conroe, S. (Wilcox 25-10,300) Field, the Conroe, South (Wilcox 11,200) Field, the Conroe, South (Wilcox 9900) Field, the Conroe, South (Wilcox 9100) Field, the Conroe, South (Wilcox 9250) Field, the Conroe, South (Wilcox 9150) Field and the Conroe (Middle Wilcox Cons.) Field. No wells have been drilled within the Proposed Qualified Subdivision. Elan presented expert testimony that any field extensions that may be found to underlie the proposed Qualified Subdivision in the future can be reached by directional drilling from the proposed pad sites. The operations sites have road access and pipeline easements as required by the rule.
9. 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.
10. Applicants have waived the issuance of an examiner's proposal for decision in this docket.
11. All parties have agreed on the record that, pursuant to the provisions of Texas Government Code §2001.144(a)(4), this Final Order shall be effective on the date a Master Order relating to this Final Order is signed.

CONCLUSIONS OF LAW

1. Proper notice of hearing was timely issued to appropriate persons entitled to notice.
2. All things necessary to the Commission attaining jurisdiction have occurred.

3. The application of Elan Development, LP 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 Elan Development, LP for approval of a qualified subdivision containing 234.740 acres in the John Smither Survey, A-521, 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 December 8, 2015 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.

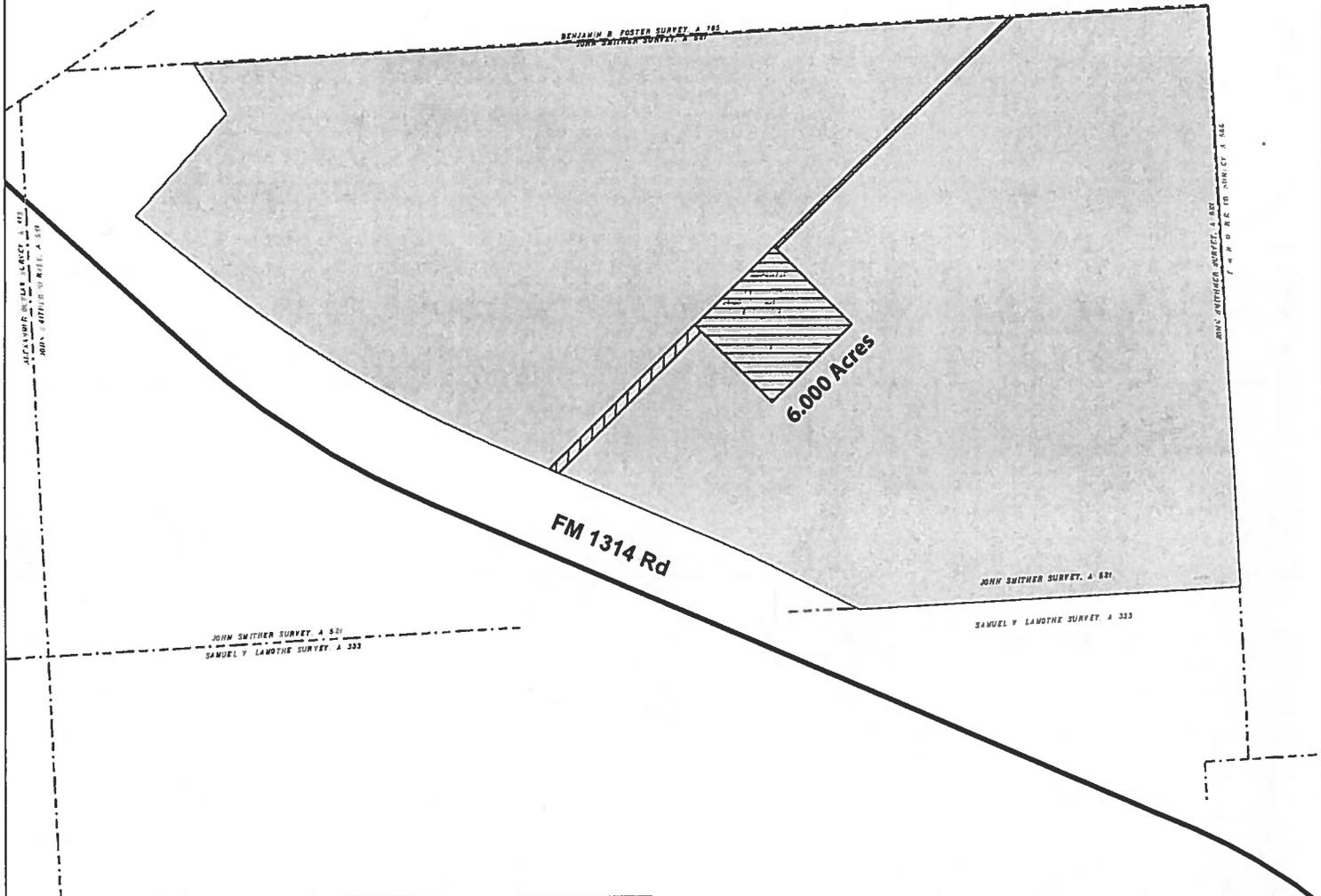
Done this 8th day of December, 2015, in Austin, Texas.

RAILROAD COMMISSION OF TEXAS

**(Order approved and signatures affixed by
Hearings Division Unprotected Master Order dated
December 8, 2015)**



EXHIBIT I
Oil & Gas Docket No. 03-0295879
ELAN DEVELOPMENT, LP



ELAN DEVELOPMENT, L.P.
Proposed Qualified Subdivision
 PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76
 FOR A
234.74 Acre Tract
 LOCATED IN THE
J Smither Survey
 Montgomery County, Texas

ELAN DEVELOPMENT, LP
 Exhibit No.:
 Docket No.: **03-0295879**
 Date: **5/29/2015**

- Legend**
-  Operation Sites
 -  45' Pipeline and Access Easement
 -  15' Pipeline and Access Easement
 -  Proposed Qualified Subdivision

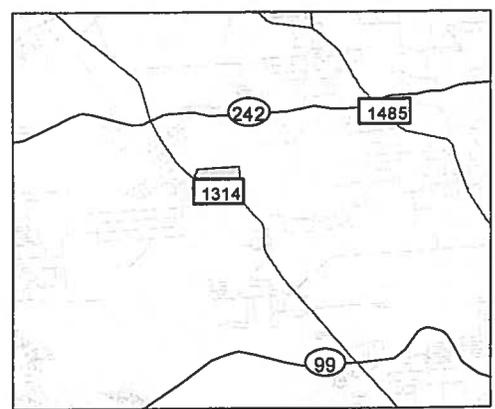


EXHIBIT II
Oil & Gas Docket No. 03-0295879
ELAN DEVELOPMENT, LP

November 24, 2014
Job No. 1608-2000

DESCRIPTION OF
234.740 ACRES
QUALIFIED SUBDIVISION
(889-2)

Being 234.740 acres of land located in the John Smither Survey, Abstract 521, Montgomery County, Texas, more particularly being a portion of the residue of that certain called 776.783 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2005-126178, of the Official Public Records of Real Property of said Montgomery County, Texas (M.C.O.P.R.R.P.), said 234.740 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

BEGINNING at a brass disk in concrete stamped "FLC" found for the southeast corner of said John Smither Survey, said brass disk also being the northeast corner of the Samuel V. Lamothe Survey, Abstract 333, and the southwest corner of Lot 6, Block 1 of Oak Tree Section One, a subdivision of record in Cabinet Y, Sheets 28 through 30 in the Map Records of Montgomery County, Texas (M.C.M.R.), and being the southeast corner of said 776.783 acre tract;

Thence, South 85° 24' 01" West, with the common survey line of said John Smither Survey and said Samuel V. Lamothe Survey, the south line of said 776.783 acre tract and a northerly line of said Oak Tree Section One, at 140.50 feet pass a found 1/2-inch iron rod with cap stamped "Jeff Moon RPLS 4639", and continuing in all 202.89 feet (called South 85° 23'01" West, 203.19 feet) to a brass disk in concrete stamped "CP & FM 295" found for the common north corner of said Oak Tree Section One and that certain called 14.6924 acre tract conveyed to Paul McQueen by an instrument of record under Volume 1095, Page 696 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.);

Thence, South $86^{\circ} 53' 28''$ West (called South $86^{\circ} 54' 00''$ West), continuing with said common survey line, the south line of said 776.783 acre tract, the north line of said 14.6924 acre tract, and that certain called 1.3834 acre tract conveyed to Sam W. Baker, Trustee by an instrument of record under File Number 2010088724, M.C.O.P.R., at 791.47 feet pass a found 5/8-inch iron rod, and continuing in all a total distance of 1,549.11 feet to a point for the northwest corner of said 1.3834 acre tract and on the northerly right-of-way line of FM 1314, from which a found bent 5/8-inch iron rod bears South $56^{\circ} 52' 47''$ West, 0.31 feet;

Thence, with the northerly right-of-way line of said FM 1314 the following seven (7) courses:

1. North $63^{\circ} 11' 02''$ West, 426.37 feet (called North $63^{\circ} 10' 51''$ West, 426.37 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
2. 354.89 feet along the arc of a tangent curve to the left, having a radius of 5,809.58 feet, a central angle of $03^{\circ} 30' 00''$, and a chord which bears North $64^{\circ} 56' 02''$ West, 354.83 feet (called chord North $64^{\circ} 55' 51''$ West, 354.83 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner;
3. North $66^{\circ} 41' 02''$ West, at 116.49 feet (called North $66^{\circ} 40' 51''$ West, 116.49 feet) pass a found bent 5/8-inch iron rod bears South $64^{\circ} 46' 13''$ West, 0.18 feet, continuing in all a total distance of 1092.53 feet (called North $66^{\circ} 40' 51''$ West, 1,092.53 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, the beginning of a curve;
4. 1,505.05 feet along the arc of a tangent curve to the right, having a radius of 5,649.58 feet, a central angle of $15^{\circ} 15' 49''$, and a chord which bears North $59^{\circ} 03' 07''$ West, 1,500.60 feet (called chord North $59^{\circ} 02' 56''$ West, 1,500.60 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" set for corner, from which a found 5/8-inch iron rod bears North $34^{\circ} 37' 18''$ East, 0.38 feet;

5. North $51^{\circ} 25' 13''$ West, 228.83 feet (called North $51^{\circ} 25' 02''$ West, 228.83 feet) to a 5/8-inch iron rod found for corner, the beginning of a curve;
6. 174.93 feet along the arc of a tangent curve to the right, having a radius of 5,649.58 feet, a central angle of $01^{\circ} 46' 27''$, and a chord which bears North $50^{\circ} 31' 59''$ West, 174.93 feet (called chord North $50^{\circ} 31' 48''$ West, 174.94 feet) to a 5/8-inch iron rod with an aluminum TxDOT disk found for corner on the south line of said 776.783 acre tract;
7. North $49^{\circ} 29' 50''$ West, 29.04 feet (called North $47^{\circ} 55' 32''$ West, 28.90 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" set for the south corner of that certain called 10.563 acre tract conveyed to Conroe Independent School District by an instrument of record under Volume 1106, Page 531 in the Deed Records of Montgomery County, Texas (M.C.D.R.), and a southwesterly corner of said 776.783 acre tract, from which a found 1/2-inch iron rod bears North $42^{\circ} 01' 12''$ East, 0.80 feet;

Thence, with the common line of said 776.783 acre tract and said 10.563 acre tract, the following two (2) courses:

1. North $42^{\circ} 01' 12''$ East, departing said northerly right-of-way line, 625.74 feet (called North $42^{\circ} 01' 25''$ East, 624.87 feet) to a found 1/2-inch iron rod in concrete;
2. North $33^{\circ} 34' 48''$ West, 270.38 feet to a point for corner on the common survey line of the aforesaid John Smither Survey and the Benjamin B. Foster Survey, Abstract 785;

234.740 Acres

November 24, 2014
Job No. 1608-2000

Thence, North $86^{\circ} 53' 28''$ East, along said common survey line, 4,670.40 feet to a brass disk in concrete stamped "FLC" for the northwest corner of that certain called 312.69 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2005-126181, M.C.O.P.R.R.P., same being the common west corner of the aforementioned W. C. Clark Survey, Abstract 732 and the T. & N. O. R.R. Co. Survey, Abstract 566, and the common east corner of said Benjamin B. Foster Survey, and said John Smither Survey;

Thence, South $03^{\circ} 07' 10''$ East (called South $03^{\circ} 06' 40''$ East), with the west line of said 312.69 acre tract, the east line of aforesaid 776.783 acre tract, and the common survey line of said T. & N. O. R.R. Co. Survey, and the John Smither Survey, 1421.21 feet to a 5/8-inch iron rod found for the common west corner of said 312.69 acre tract and said Oak Tree Section One;

Thence, South $03^{\circ} 05' 17''$ East (called South $03^{\circ} 06' 40''$ East), with the common line of said 776.783 acre tract, said Oak Tree Section One, and said common survey line, 1,245.40 feet (called 1245.45 feet) to the POINT OF BEGINNING and containing 234.740 acres of land.

LJA Engineering, Inc.

EXHIBIT III
Oil & Gas Docket No. 03-0295879
ELAN DEVELOPMENT, LP

June 18, 2015
Job No. 1608-2000

DESCRIPTION OF
6.000 ACRE (261,377 SQUARE FEET)
DRILL SITE

Being 6.000 acre (261,377 square feet) of land in the John Smither Survey, Abstract 521, Montgomery County, Texas, being a portion of that certain called 776.783 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2005-126178 in the Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), said 6.000 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at the northwest corner of that certain called 1.3834 acre tract conveyed to Sam W. Baker, Trustee by an instrument of record under File Number 2010088724 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), same being on the northerly right-of-way of FM 1314, from which a found bent 5/8-inch iron rod bears South 56° 52' 47" West, 0.31 feet;

Thence, with the northerly right-of-way line of said FM 1314 the following three (3) courses:

1. North 63° 11' 02" West, 426.37 feet (called North 63° 10' 51" West, 426.37 feet) to a 5/8-inch iron rod with cap with aluminum disk found for corner, the beginning of a curve;
2. 354.89 feet along the arc of a tangent curve to the left, having a radius of 5,809.58 feet, a central angle of 03° 30' 00", and a chord which bears North 64° 56' 02" West, 354.83 feet (called chord North 64° 55' 51" West, 354.83 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

6.000 Acres

June 18, 2015
Job No. 1608-2000

3. North 66° 41' 02" West, 783.03 feet to a point on the southerly line of a 100 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 240, Page 586, Volume 283, Page 459, and Volume 309, Page 166 in the Deed Records of Montgomery County, Texas (M.C.D.R.), and defined and partially released by File Number 2006-134839, M.C.O.P.R.R.P., same being on the southerly line of a 50 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 309, Page 96, M.C.D.R.;

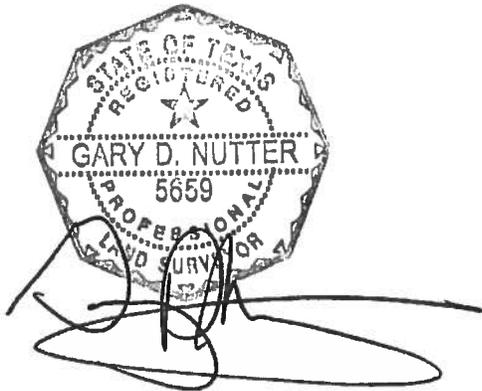
Thence, North 45° 49' 56" East, with said southerly line, 935.31 feet to the POINT OF BEGINNING of the herein described tract;

Thence, North 45° 49' 56" East, continuing with said southerly line, 511.25 feet to a point for corner;

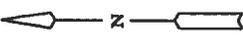
Thence, South 44° 10' 04" East, 511.25 feet to a point for corner;

Thence, South 45° 49' 56" West, 511.25 feet to a point for corner;

Thence, North 44° 10' 04" West, 511.25 feet to the POINT OF BEGINNING and containing 6.000 acres (261,377 square feet) of land.

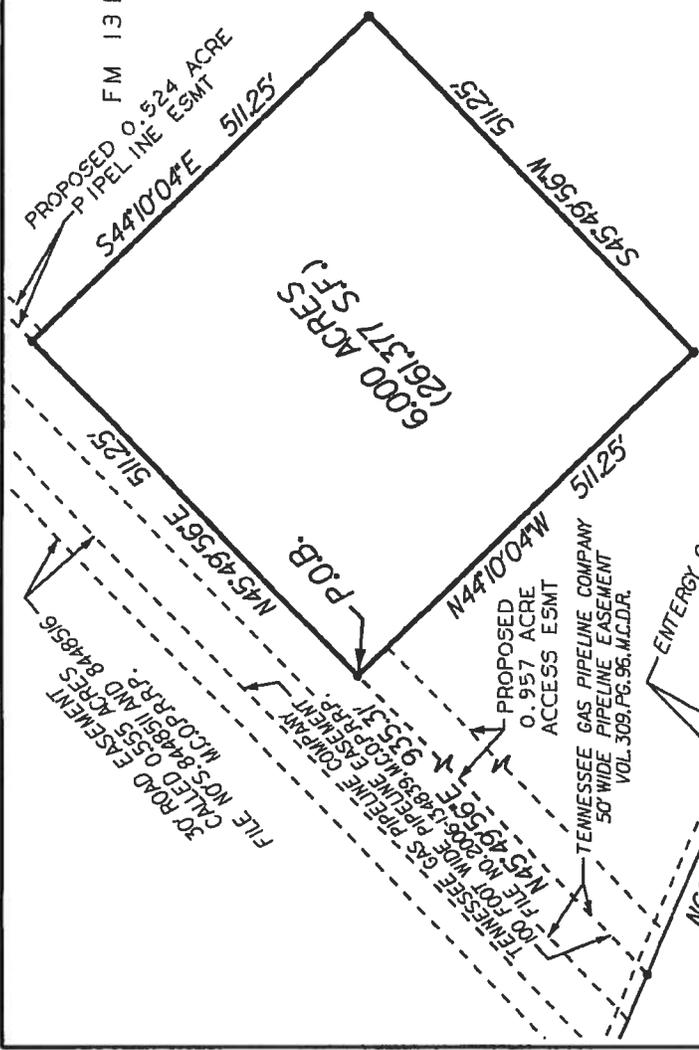


LJA Engineering, Inc.



Scale: 1" = 200'

FM 1314-NEEDHAM ROAD JOINT VENTURE TO
ELAN DEVELOPMENT, L.P.
RESIDUE OF
CALLED 776.783 ACRES
FILE NO. 2005-126178
M.C.O.P.R.R.P.



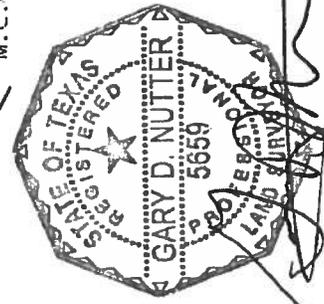
Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bear. Ang
1	5809.58'	177.50'	354.83'	354.89'	03° 30' 00"	N64° 56' 02" W

CURVE TABLE

JOHN SMITHER SURVEY, A-521
SAMUEL V. LAMOTHE SURVEY, A-333

EXHIBIT OF
6.000 ACRES (261,377 S.F.)
IN THE
JOHN SMITHER SURVEY, A-521
MONTGOMERY COUNTY, TEXAS
JULY 2015 JOB NO. 1608-2000

SAM W. BAKER, TRUSTEE
CALLED 1.3634 ACRES
FILE NO. 2010088724
M.C.O.P.R.P.



LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

ENTERGY GULF STATES, INC.
15' ROW
FILE NO. 2007-124592
M.C.O.P.R.R.P.

F.M. 1314 (160' ROW)
VOL. 211, PG. 435, M.C.D.R.
FILE NO. 2006-067560, M.C.O.P.R.R.P.
FILE NO. 2006-089522, M.C.O.P.R.R.P.
FILE NO. 2006-043998, M.C.O.P.R.R.P.
FILE NO. 2006-080499, M.C.O.P.R.R.P.
FILE NO. 2006-080500, M.C.O.P.R.R.P.
FILE NO. 2006-041628, M.C.O.P.R.R.P.

NOTE:

All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NAD2011) Epoch 2010.00.

The corner monuments were not set at the client's request.

EXHIBIT IV
Oil & Gas Docket No. 03-0295879
ELAN DEVELOPMENT, LP

June 18, 2015
Job No. 1608-2000

DESCRIPTION OF
0.957 ACRE (41,669 SQUARE FEET)
ACCESS EASEMENT
(45' WIDE)

Being 0.957 acre (41,669 square feet) of land in the John Smither Survey, Abstract 521, Montgomery County, Texas, being a portion of that certain called 776.783 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2005-126178 in the Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), said 0.957 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at the northwest corner of that certain called 1.3834 acre tract conveyed to Sam W. Baker, Trustee by an instrument of record under File Number 2010088724 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), same being on the northerly right-of-way of FM 1314, from which a found bent 5/8-inch iron rod bears South 56° 52' 47" West, 0.31 feet;

Thence, with the northerly right-of-way line of said FM 1314 the following four (4) courses:

1. North 63° 11' 02" West, 426.37 feet (called North 63° 10' 51" West, 426.37 feet) to a 5/8-inch iron rod with aluminum disk found for corner, the beginning of a curve;
2. 354.89 feet along the arc of a tangent curve to the left, having a radius of 5,809.58 feet, a central angle of 03° 30' 00", and a chord which bears North 64° 56' 02" West, 354.83 feet (called chord North 64° 55' 51" West, 354.83 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;
3. North 66° 41' 02" West, 734.31 feet to the POINT OF BEGINNING of the herein described tract;

0.957 Acre

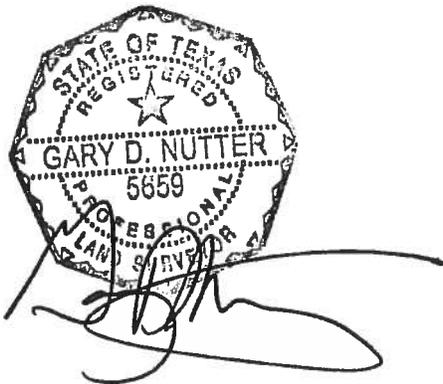
June 18, 2015
Job No. 1608-2000

4. Thence, North $66^{\circ} 41' 02''$ West, 48.71 feet to a point for corner on the southerly line of a 100 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 240, Page 586, Volume 283, Page 459, and Volume 309, Page 166 in the Deed Records of Montgomery County, Texas (M.C.D.R.), and defined and partially released by File Number 2006-134839, M.C.O.P.R.R.P., same being on the southerly line of a 50 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 309, Page 96, M.C.D.R.;

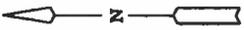
Thence, North $45^{\circ} 49' 56''$ East, with said southerly line, 935.31 feet to a point for corner;

Thence, South $44^{\circ} 10' 04''$ East, departing said southerly line, 45.00 feet to a point for corner;

Thence, South $45^{\circ} 49' 56''$ West, 916.66 feet to the POINT OF BEGINNING and containing 0.957 acre (41,669 square feet) of land.



LJA Engineering, Inc.



Scale: 1" = 200'

FM 1314-NEEDHAM ROAD JOINT VENTURE TO
ELAN DEVELOPMENT, L.P.
RESIDUE OF
CALLED 776.783 ACRES
FILE NO. 2005-126178
M.C.O.P.R.R.P.

PROPOSED
6.000 ACRE
DRILL SITE

CURVE TABLE

Curve	Radius	Tangent	Chord	Arc	Delta	Chord Bearing
1	5809.58'	177.50'	354.83'	354.89'	03°30'00"	N64°56'02"W

LINE TABLE

Line	Bearing	Distance
1	N66°41'02"W	48.71'
2	S44°10'04"E	45.00'

JOHN SMITHER SURVEY, A-521
SAMUEL V. LAMOTHE SURVEY, A-333

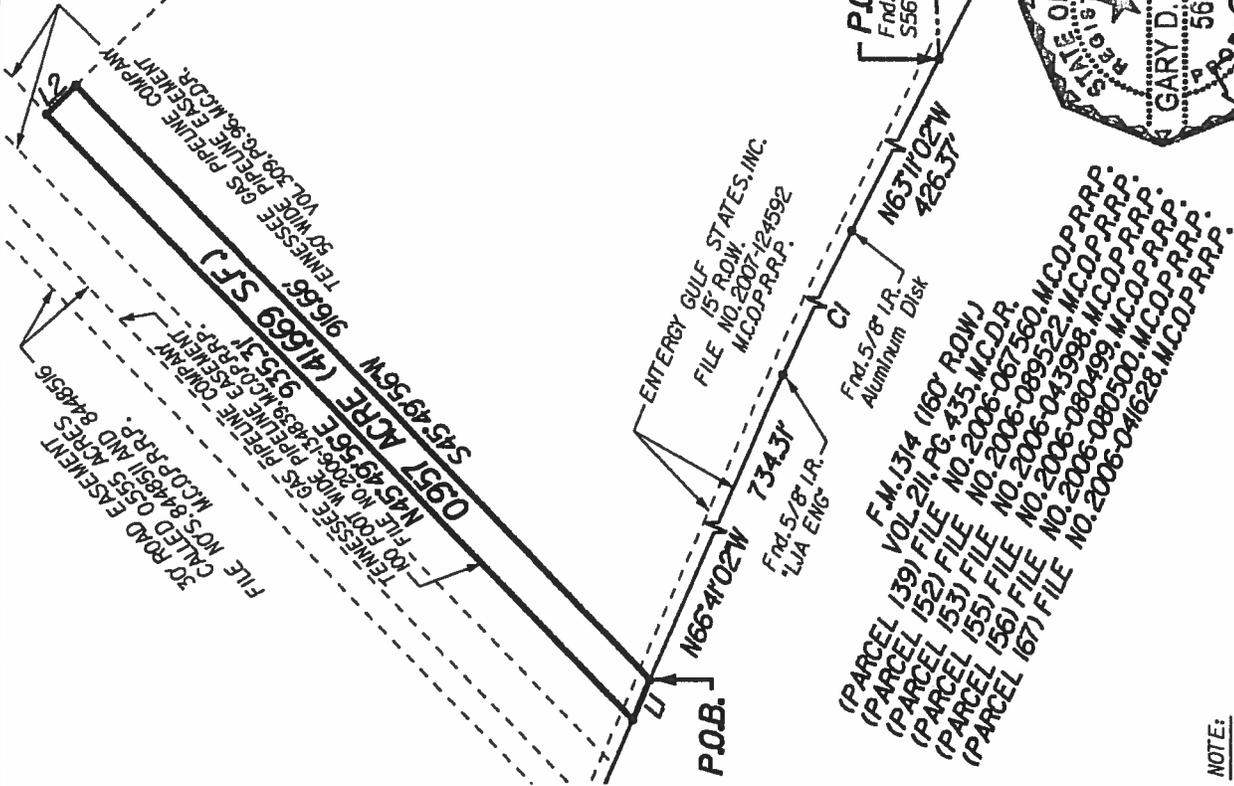
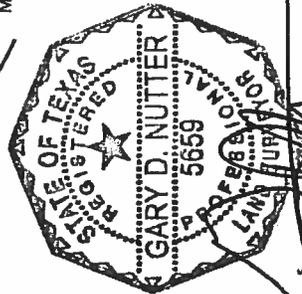
**EXHIBIT OF
0.957 ACRES (41,669 S.F.)
ACCESS EASEMENT
(45' WIDE)
IN THE**

JOHN SMITHER SURVEY, A-521
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

SAM W. BAKER, TRUSTEE
CALLED 1.3834 ACRES
FILE NO. 2010086724
M.C.O.P.R.



NOTE:

1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.

2. The corner monuments were not set at the client's request.

EXHIBIT V
Oil & Gas Docket No. 03-0295879
ELAN DEVELOPMENT, LP

July 30, 2015
Job No. 1608-2000

DESCRIPTION OF
0.524 ACRE (22,807 SQUARE FEET)
PIPELINE EASEMENT
(15' WIDE)

Being 0.524 acre (22,807 square feet) of land in the John Smither Survey, Abstract 521, Montgomery County, Texas, being a portion of that certain called 776.783 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2005-126178 in the Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), said 0.524 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at the northwest corner of that certain called 1.3834 acre tract conveyed to Sam W. Baker, Trustee by an instrument of record under File Number 2010088724 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), same being on the northerly right-of-way of FM 1314, from which a found bent 5/8-inch iron rod bears South 56° 52' 47" West, 0.31 feet;

Thence, with the northerly right-of-way line of said FM 1314 the following three (3) courses:

1. North 63° 11' 02" West, 426.37 feet (called North 63° 10' 51" West, 426.37 feet) to a 5/8-inch iron rod with aluminum disk found for corner, the beginning of a curve;
2. 354.89 feet along the arc of a tangent curve to the left, having a radius of 5,809.58 feet, a central angle of 03° 30' 00", and a chord which bears North 64° 56' 02" West, 354.83 feet (called chord North 64° 55' 51" West, 354.83 feet) to a 5/8-inch iron rod with cap stamped "LJA ENG" previously set for corner;

0.524 Acre

July 30, 2015
Job No. 1608-2000

3. North 66° 41' 02" West, 783.03 feet to a point, same being on the southerly line of a 100 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 240, Page 586, Volume 283, Page 459, and Volume 309, Page 166 in the Deed Records of Montgomery County, Texas (M.C.D.R.), and defined and partially released by File Number 2006-134839, M.C.O.P.R.R.P., same being on the southerly line of a 50 foot wide pipeline easement conveyed to Tennessee Gas Pipeline Company in Volume 309, Page 96, M.C.D.R.;

Thence, North 45° 49' 56" East, with said southerly line, 1,446.56 feet to the POINT OF BEGINNING of the herein described tract;

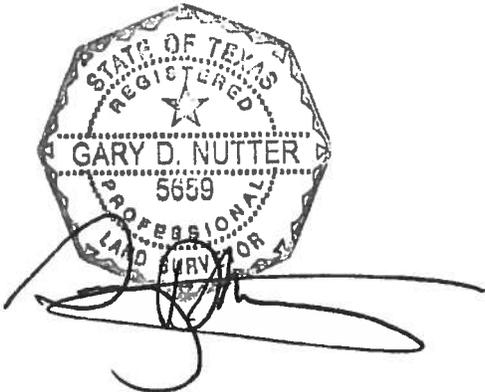
Thence, North 45° 49' 56" East, continuing with said southerly line, 1,511.84 feet to a point for corner;

Thence, North 86° 53' 28" East, 22.84 feet to a point for corner;

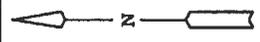
Thence, South 45° 49' 56" West, departing said southwesterly line, 1,529.06 feet to a point for corner;

Thence, North 44° 10' 04" West, 15.00 feet to the POINT OF BEGINNING and containing 0.524 acre (22,807 square feet) of land.

LJA Engineering, Inc.

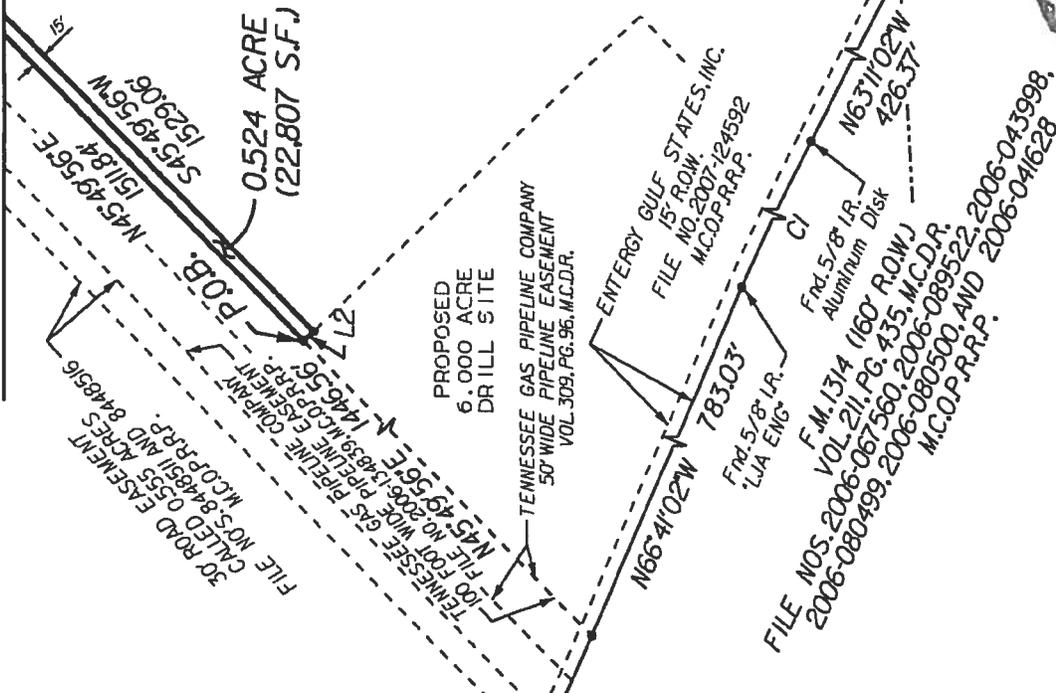


MATCH LINE SHEET 2



Scales: 1" = 200'

FM 1314-NEEDHAM ROAD JOINT VENTURE TO
ELAN DEVELOPMENT, L.P.
RESIDUE OF
CALLED 776.783 ACRES
FILE NO. 2005-126178
M.C.O.P.R.R.P.



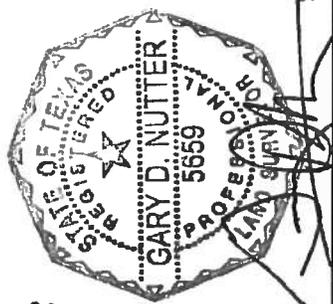
LINE TABLE		
Line	Bearing	Distance
1	S50°38'39"E	22.84'
2	N44°10'04"W	15.00'

CURVE TABLE					
Curve	Radius	Tangent	Chord	Delta	Chord Bearing
1	5809.58'	177.50'	354.83'	03°30'00"	N64°56'02"W

JOHN SMITHER SURVEY, A-521
SAMUEL V. LAMOTHE SURVEY, A-333

0.524 ACRE (22,807 S.F.)
PIPELINE EASEMENT
(15' WIDE)
IN THE
JOHN SMITHER SURVEY, A-521
MONTGOMERY COUNTY, TEXAS
JULY 2015 JOB NO. 1608-2000

SAM W. BAKER, TRUSTEE
CALLED 1.3834 ACRES
FILE NO. 2010088724
M.C.O.P.R.



LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

JULY 2015 JOB NO. 1608-2000
SHEET 1 OF 2

NOTE:
1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.
2. The corner monuments were not set at the client's request.

LINE TABLE		
Line	Bearing	Distance
1	N86°53'28"E	22.84'
2	N44°10'04"W	15.00'

UNITED GAS PUBLIC SERVICE COMPANY
35' PIPELINE ROW.
VOL.172, PG.26 AND VOL.893, PG.511
M.C.D.R.

Scales: 1" = 200'

BENJAMIN B. FOSTER SURVEY, A-785
JOHN SMITHER SURVEY, A-521

0.524 ACRE
(22,807 SF.)

FM 1314-NEEDHAM ROAD JOINT VENTURE TO
ELAN DEVELOPMENT, L.P.
RESIDUE OF
CALLED 776.783 ACRES
FILE NO. 2005-126178
M.C.O.P.R.R.P.

EXHIBIT OF
0.524 ACRE (22,807 S.F.)
PIPELINE EASEMENT
(15' WIDE)

IN THE
JOHN SMITHER SURVEY, A-521
MONTGOMERY COUNTY, TEXAS
JULY 2015 JOB NO. 1608-2000

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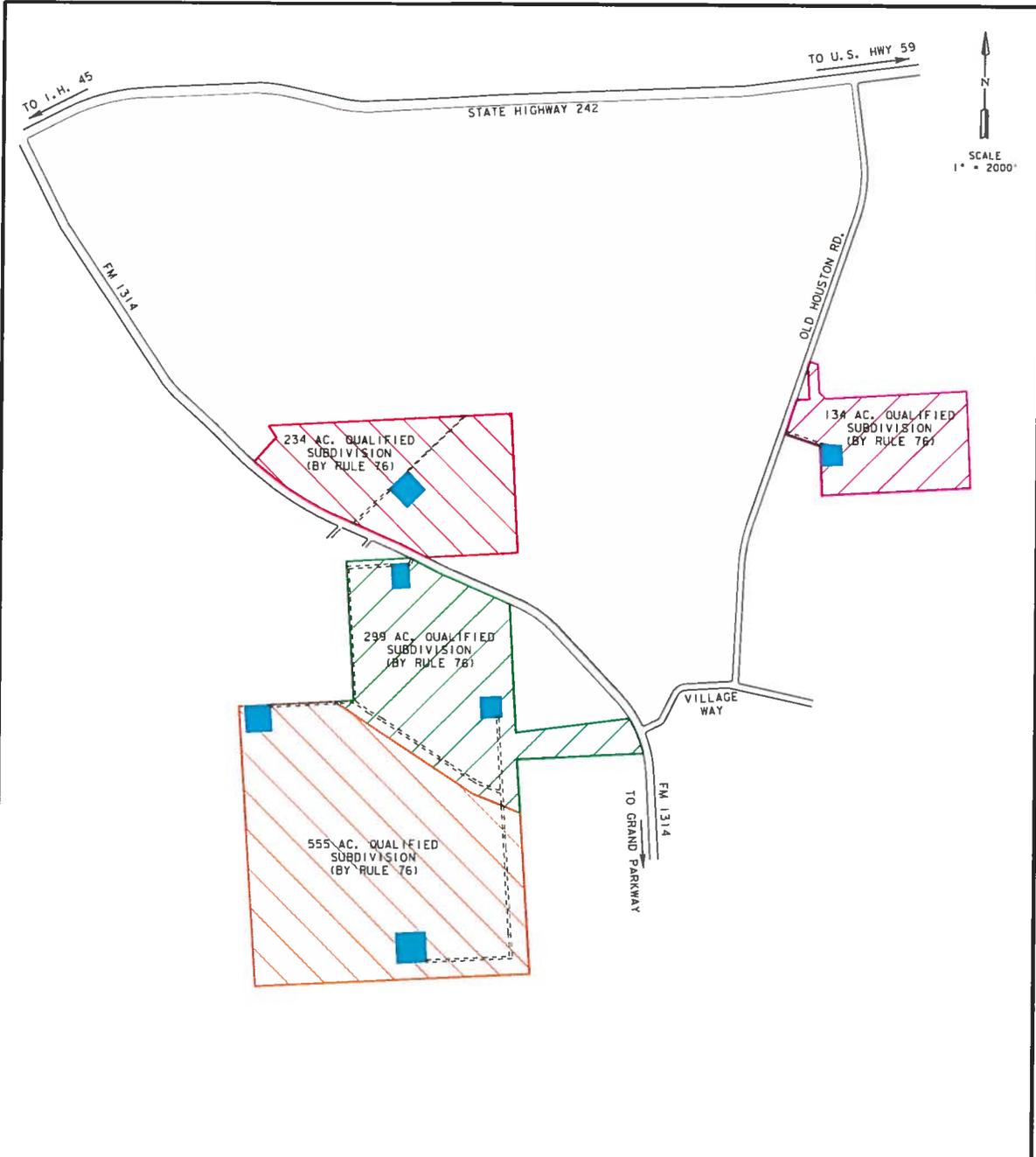
MATCH LINE SHEET 1

SHEET 2 OF 2

NOTE:

1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.

2. The corner monuments were not set at the client's request.



-  PROPOSED DRILL SITE
-  PROPOSED ACCESS/PIPELINE EASEMENTS
-  MAJOR ROADWAYS

ELAN DEVELOPMENT, LP

Exhibit No.:
 Docket No.: 03-0295879
 Date: 5/29/2015

ELAN DEVELOPMENT, L.P.

**STAR RIDGE RANCH
 QUALIFIED SUBDIVISION
 PARCEL EXHIBIT**

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 Houston, Texas 77042 FRN - F-1386

DATE OCTOBER 2015 JCB NO. 1968-10000