

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 03-0295881**

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**THE APPLICATION OF ELAN DEVELOPMENT, LP TO CONSIDER APPROVAL OF A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 555.334 ACRE TRACT IN THE DAVID DAVIS SURVEY, A-184, MONTGOMERY COUNTY, TEXAS.**

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**FINAL ORDER**

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on 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 555.334 acres in the David Davis Survey, A-

184, Montgomery County, including two operations sites totaling 14.00 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 134.091 acre qualified subdivision is set forth in Exhibit II. A metes and bounds description for the southerly 8.000 acre operations site is set forth as Exhibit III. A metes and bounds description for the northerly 6.000 acre operations site is set forth as Exhibit IV. A metes and bounds description for the northerly 1.301 acre access easement is set forth as Exhibit V. A metes and bounds description for the southerly 4.686 access easement is set forth as Exhibit VI.

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 555.334 acres in the David Davis Survey, A-184, 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**.

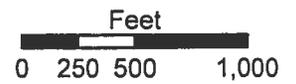
It is further **ORDERED** that this Final Order is effective on December 8, 2015 when the Master Order relating to this Final Order is signed.

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)**



6.000 Acres

**EXHIBIT I**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

*David Davis Survey  
Abstract No. 184*

*John Owen Survey  
Abstract No. 403*

8.000 Acres

**ELAN DEVELOPMENT, L.P.**

**Proposed Qualified Subdivision**

PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76

FOR A

**555.334 Acre Tract**

LOCATED IN THE

**David Davis Survey**

Montgomery County, Texas

**ELAN DEVELOPMENT, LP**

Exhibit No.:

03-0295881

Docket No.:

5/29/2015

Date:

*Wm B. Jackson Survey  
Abstract No. 293*

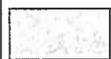
**Legend**



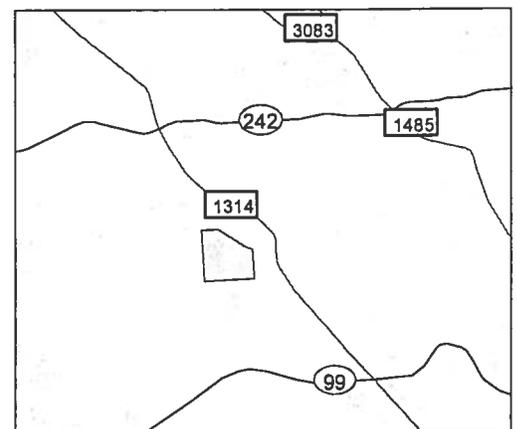
Operation Sites



45' Pipeline and Access Easement



Proposed Qualified Subdivision



**EXHIBIT II**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

November 25, 2014  
Job No. 1968-10000

DESCRIPTION OF  
555.334 ACRES  
QUALIFIED SUBDIVISION  
(853-1)

Being 555.334 acres of land in the David Davis Survey, Abstract No. 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), said 555.334 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 found for the southeast corner of the aforementioned 700.9211 acre tract, same being the northeast corner of that certain called 90.0756 acre tract conveyed to Teresea Eileen Davis by an instrument of record in File Number 2013135856 M.C.O.P.R., same being on the west line of that certain called 151.908 acre tract conveyed to Howard Liao, Trustee by an instrument of record in File Number 8457657, M.C.O.P.R.;

Thence, South 87° 11' 21" West, along the common line of said 700.9211 acre tract and said 90.0756 acre tract, that certain called 79.1697 acre tract conveyed to B.D. Griffin, Trustee by an instrument of record in File Number 2001-040587, M.C.O.P.R., that certain called 59.510 acre tract conveyed to Julian R. Eddy by an instrument of record in File Number 2006-023470, M.C.O.P.R., 5,288.03 feet to a brass disk in concrete found marking the southwest corner of said 700.9211 acre tract, the northwest corner of said 59.510 acre tract, same being on the east line of that certain called 410.259 acre tract conveyed to Albert B. Moorhead by an instrument of record in Volume 683, page 803, Deed Records of said Montgomery County, Texas, (M.C.D.R.);

Thence, North 03° 47' 28" West, along the common line of said 700.9211 acre tract and said 410.259 acre tract, and the JOH Bennett Subdivision, a subdivision of record in Volume 2, Page 50, Map Records of said Montgomery County, Texas, (M.C.M.R.), 5,374.73 feet to a iron rod with cap marked "Jeff Moon" found for the northwest corner of said 700.9211 acre tract and

555.334 Acres

November 25, 2014  
Job No. 1968-10000

the southwest corner of that certain called 115.446 acre tract conveyed to Gulf States Utilities Company by an instrument of record in Volume 1153, page 678, M.C.D.R.;

Thence, North  $86^{\circ} 54' 10''$  East, along the common line of said 700.9211 acre tract and said 115.446 acre tract, 1,840.32 feet to a point for corner;

Thence, departing said common line in a southeasterly direction over and across said 700.9211 acre tract the following two (2) courses and distances:

1. South  $56^{\circ} 47' 12''$  East, 3,192.27 feet to a point for corner;
2. South  $68^{\circ} 13' 12''$  East, 993.63 feet to a point for corner, on the east line of said 700.9211 acre tract and on the west line of that certain called 10.5 acre tract conveyed to Wayburn K. Castlescouldt by an instrument of record in File Number 9834690, M.C.O.P.R.;

Thence, South  $03^{\circ} 49' 05''$  East, along the common line of said 700.9211 acre tract and said 10.5 acre tract, that certain 10 acre tract conveyed to Paul P. Hicks, Trustee by an instrument of record in Volume 488, Page 397, M.C.D.R., Lot 6 of Westwood Estates Unrecorded Subdivision, same being that certain tract (described as Lot 31) conveyed to Ernest Wayne Decker by an instrument of record in File Number 9858432, M.C.O.P.R., Lot 7 of said Westwood Estates, same being that certain tract (described as Lot 32 & 33) conveyed to Emily Martinez by an instrument of record in File Number 2011053505, M.C.O.P.R., and the aforementioned 151.908 acre tract, 3,092.68 feet to the POINT OF BEGINNING and containing 555.334 acres of land.

LJA Engineering, Inc.

**EXHIBIT III**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

June 30, 2015  
Job No. 1608-2000

DESCRIPTION OF  
8.000 ACRES  
DRILL SITE

Being 8.000 acres of land located in the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 8.000 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 a 5/8-inch iron rod found for the common south corner of that certain called 115.446 acre tract conveyed to Gulf States Utilities Co. by an instrument of record in Volume 1153, Page 678, Deed Records of Montgomery County, Texas (M.C.D.R.), and that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514, M.C.O.P.R., same being in the north line of said 700.9211 acre tract, from which a 5/8-inch iron rod with cap found for common west corner of said 700.9211 acre tract and said 115.446 acre tract, same being on the east line of J O H Bennett Subdivision, a subdivision of record in Volume 2, Page 50, Map Records of Montgomery County, Texas, (M.C.M.R.), bears South 86° 54' 10" West, 2,209.41 feet;

Thence, North 86° 54' 10" East, along the common line of said 153.495 acre tract, and said 700.9211 acre tract, 619.52 feet to a point;

Thence, South 02° 48' 39" East, 4,487.77 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 87° 11' 21" East, 590.32 feet to a point for corner;

Thence, South 02° 48' 39" East, 590.32 feet to a point for corner;

Thence, South 87° 11' 21" West, 590.32 feet to a point for corner;

8.000 Acre

June 30, 2015  
Job No. 1608-2000

Thence, North 02° 48' 39" West, 590.32 feet to the POINT OF BEGINNING and containing 8.000 acres of land.

Corners were not set at the client's request.

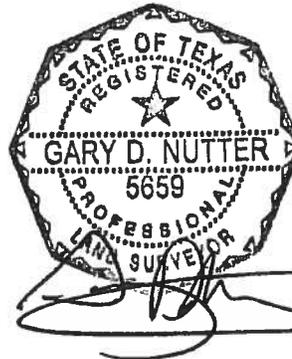
LJA Engineering, Inc.



ALEXANDER OUTLAW SURVEY, A-413  
 J O H BENNETT SUBDIVISION  
 VOL. 2, PG. 50  
 M.R.M.C.

GULF STATES UTILITIES CO.  
 (CALLED 115.446 ACRES)  
 VOL. 1153, PG. 678  
 M.C.D.R.

ELAN DEVELOPMENT, L.P.  
 (CALLED 153.495 ACRES)  
 FILE NO. 2013096514  
 M.C.O.P.R.



Scale: 1" = 200'

P.O.C.  
 FND. 5/8" I.R.  
 FND. I.R. W/CAP

N86°54'10"E  
 619.52'

SAMUEL V. LAMOTHE SURVEY, A-333

S86°54'10"W  
 2209.41'

DAVID DAVIS SURVEY, A-184

S02°48'39"E  
 4487.77'

N87°11'21"E 590.32'

P.O.B.

ELAN DEVELOPMENT, L.P.  
 (CALLED 700.9211 ACRES)  
 FILE NO. 2013087188  
 M.C.O.P.R.

N02°48'39"W 590.32'

8.000 ACRES

S02°48'39"E 590.32'

S87°11'21"W 590.32'

Proposed 4.686 Ac  
 Access Esmt

310.00'

DAVID DAVIS SURVEY, A-184

EXHIBIT OF  
 8.000 ACRES  
 DRILL SITE  
 IN THE  
 DAVID DAVIS SURVEY, A-184  
 MONTGOMERY COUNTY, TEXAS  
 JUNE 2015 JOB NO. 1608-2000

WM B. JACKSON SURVEY, A-293

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.

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



**EXHIBIT IV**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

June 30, 2015  
Job No. 1608-2000

**DESCRIPTION OF**  
**6.000 ACRES**  
**DRILL SITE**

Being 6.000 acres of land located in the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), 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 a 5/8-inch iron rod with cap found for common west corner of said 700.9211 acre tract and that certain called 115.446 acre tract conveyed to Gulf States Utilities Co. by an instrument of record in Volume 1153, Page 678, Deed Records of Montgomery County, Texas (M.C.D.R.), same being on the east line of J O H Bennett Subdivision, a subdivision of record in Volume 2, Page 50, Map Records of Montgomery County, Texas, (M.C.M.R.);

Thence, North 86° 54' 10" East, along the common line of said 115.446 acre tract, and said 700.9211 acre tract, 100.01 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 54' 10" East, along said common line, 511.25 feet to a point for corner, from which a found 5/8-inch iron rod found for the common south corner of said 115.446 acre tract and that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514, M.C.O.P.R., same being in the north line of said 700.9211 acre tract, bears North 86° 54' 10" East, 1,598.15 feet;

Thence, South 03° 47' 28" East, departing said common line, 511.25 feet to a point for corner;

Thence, South 86° 54' 10" West, 511.25 feet to a point for corner;

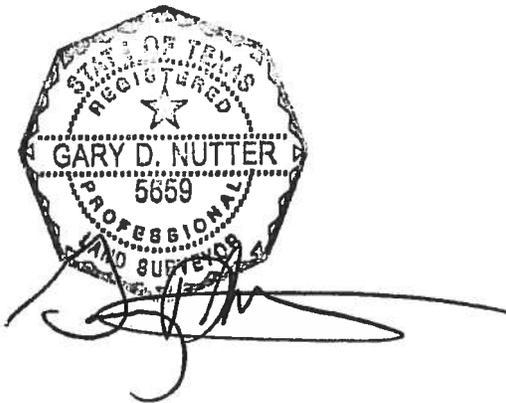
6.000 Acre

June 30, 2015  
Job No. 1608-2000

Thence, North 03° 47' 28" West, 511.25 feet to the POINT OF BEGINNING and containing 6.000 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.



LINE TABLE		
Line	Bearing	Distance
1	N86°54'10"E	100.01'

GULF STATES UTILITIES CO.  
(CALLED 115.446 ACRES)  
VOL. 1153, PG. 678  
M.C.D.R.

J O H BENNETT SUBDIVISION  
VOL. 2, PG. 50  
M.C.M.R.

ALEXANDER OUTLAW SURVEY, A-413

SAMUEL V. LAMOTHE SURVEY, A-333

P.O.C.  
FND. LR. W/CAP

N86°54'10"E 511.25'

P.O.B.

503°47'28"E 511.25'

6,000 ACRES

S86°54'10"W 511.25'

N03°47'28"W 511.25'

N86°54'10"E 1598.15'

PROPOSED 1.301 ACRE ACCESS E-SMT

FND. 5/8" IR.

DAVID DAVIS SURVEY, A-184

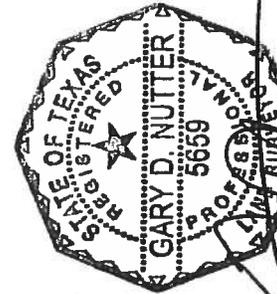
ELAN DEVELOPMENT, L.P.  
(CALLED 700.9211 ACRES)  
FILE NO. 2013087188  
O.P.R.M.C.C.

Scale: 1" = 200'

ELAN DEVELOPMENT, L.P.  
(CALLED 153.495 ACRES)  
FILE NO. 2013096514  
M.C.O.P.P.R.

EXHIBIT OF  
6,000 ACRES  
DRILL SITE

IN THE  
DAVID DAVIS SURVEY, A-184  
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

**NOTE:**

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

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

**EXHIBIT V**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

June 29, 2015  
Job No. 1608-2000

DESCRIPTION OF  
1.301 ACRES  
ACCESS EASEMENT  
(45' WIDE)

Being 1.301 acres of land located in the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 1.301 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 a 5/8-inch iron rod with cap found for the common west corner of said 700.9211 acre tract and that certain called 115.446 acre tract conveyed to Gulf States Utilities Co. by an instrument of record in Volume 1153, Page 678, Deed Records of Montgomery County, Texas (M.C.D.R.), same being on the east line of J O H Bennett Subdivision, a subdivision of record in Volume 2, Page 50, Map Records of Montgomery County, Texas, (M.C.M.R.);

Thence, North 86° 54' 10" East, along the common line of said 115.446 acre tract, and said 700.9211 acre tract, 611.26 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 54' 10" East, continuing along the common line of said 115.446 acre tract, and said 700.9211 acre tract, 1,229.05 feet to a point for corner, from which a 5/8-inch iron rod found for the common south corner of said 115.446 acre tract and that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514, Official public Records of Montgomery County, Texas, (M.C.O.P.R.), same being in the north line of said 700.9211 acre tract, bears North 86° 54' 10" East, 369.10 feet;

Thence, South 56° 47' 12" East, 75.99 feet to a point for corner;

Thence, South 86° 54' 10" West, 1,289.75 feet to a point for corner;

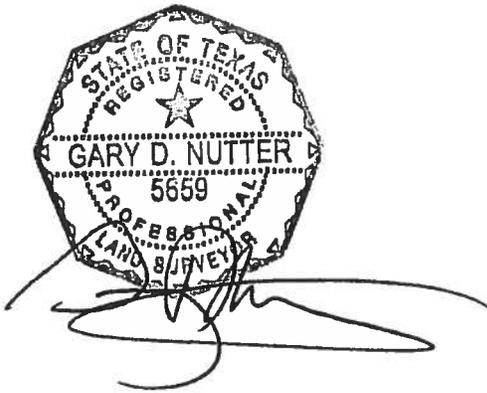
1.301 Acre

June 29, 2015  
Job No. 1608-2000

Thence, North 03° 47' 28" West, 45.00 feet to the POINT OF BEGINNING and containing 1.301 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.



**LINE TABLE**

Line	Bearing	Distance
1	S56°47'12"E	75.99'
2	N03°47'28"W	45.00'

GULF STATES UTILITIES CO.  
(CALLED 115,446 ACRES)  
VOL. 1153, PG. 678  
M.C.D.R.

Scale: 1" = 200'

ALEXANDER OUTLAW SURVEY, A-413

SAMUEL V. LAMOTHE SURVEY, A-333

N86°54'10"E 1229.05'

1.301 ACRES

S86°54'10"W 1289.75'

DAVID DAVIS SURVEY, A-184

ELAN DEVELOPMENT, L.P.  
(CALLED 700.9211 ACRES)  
FILE NO. 2013087188  
M.C.O.P.R.

ELAN DEVELOPMENT, L.P.  
(CALLED 153,495 ACRES)  
FILE NO. 2013096514  
M.C.O.P.R.

N86°54'10"E  
369.10'

P.O.B.

P.O.C.  
FND. I.R. W/CAP

N86°54'10"E  
611.26'

PROPOSED 6.000 ACRE  
DRILL SITE

JOH BENNETT SUBDIVISION  
VOL. 2, PG. 50  
M.C.M.R.

FND. 5/8" I.R.

Santa Fe Pipeline Co.  
(Called 30' Esmt.)  
Vol. 713, Pg. 652  
M.C.D.R.

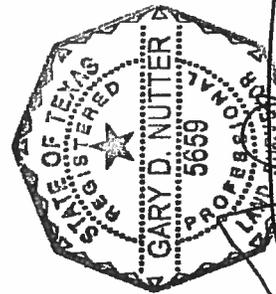
Diamond Shamrock Corp.  
(Called 20' Esmt.)  
Vol. 714, Pg. 566  
M.C.D.P.R.

Gulf States Utilities Co.  
Easement  
File No. 85/3669  
M.C.D.P.R.

**EXHIBIT OF  
1.301 ACRES  
ACCESS EASEMENT  
(45' WIDE)  
IN THE**

**DAVID DAVIS SURVEY, A-184  
MONTGOMERY COUNTY, TEXAS**  
JUNE 2015 JOB NO. 1608-2000

**LJA Engineering, Inc.**  
2929 Briarpark Drive  
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Phone 713.953.5200  
Fax 713.953.5026  
T.B.P.L.S. Firm No. 10110601



**NOTE:**

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

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

**EXHIBIT VI**  
**Oil & Gas Docket No. 03-0295881**  
**ELAN DEVELOPMENT, LP**

June 30, 2015  
Job No. 1608-2000

DESCRIPTION OF  
4.686 ACRES  
ACCESS EASEMENT  
(45' WIDE)

Being 4.686 acres of land located in the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 4.686 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 a TxDot aluminum disk in concrete found for the northeast corner of that certain called 4.1053 acre tract conveyed to Friendswood Development by an instrument of record in Volume 1095, Page 702, Deed Records of Montgomery County, Texas (M.C.D.R.), same being on the southwesterly right-of-way line of FM 1314 (160' wide) as described in Volume 211, Page 435, Deed Records of Montgomery County, Texas (M.C.D.R.), and File Number's 2006-067560, 2006-089522, 2006-043998, 2006-080499, 2006-080500, and 2006-041628, Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), from which a TxDot aluminum disk in concrete bears North 65° 35' 06" West, 211.33 feet;

Thence, South 03° 12' 46" East, along the east line of said 4.1053 acre tract, at 1696.73 feet pass the common east corner of said 4.1053 acre tract and said 700.9211 acre tract, continuing for a total distance of 2,462.31 feet to a point, same being the northeast interior corner of said 700.9211 acre tract;

Thence, South 03° 01' 19" East, departing said east line of said 700.9211 acre tract, 515.75 feet to a point, same being the northeast re-entrant corner of said 700.9211 acre tract;

Thence, South 03° 49' 05" East, continuing along the east line of said 700.9211 acre tract, 878.62 feet to a point;

4.686 Acre

June 30, 2015  
Job No. 1608-2000

Thence, South  $86^{\circ} 10' 55''$  West, departing said east line, 310.00 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, South  $03^{\circ} 49' 05''$  East, 2,925.69 feet to a point for corner;

Thence, South  $87^{\circ} 11' 21''$  West, 1,645.25 feet to a point for corner;

Thence, North  $02^{\circ} 48' 39''$  West, 45.00 feet to a point for corner;

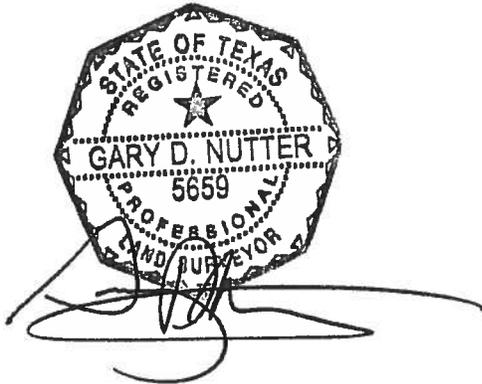
Thence, North  $87^{\circ} 11' 21''$  East, 1,599.46 feet to a point for corner;

Thence, North  $03^{\circ} 49' 05''$  West, 2,901.45 feet to a point for corner;

Thence, South  $68^{\circ} 13' 12''$  East, 49.90 feet to the POINT OF BEGINNING and containing 4.686 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.





Scale: 1" = 200'

F.M. 1314 (160' R.O.W.)  
VOL. 211, PG. 435, M.C.D.R.  
N65°35'06"W 211.33'

FND. TXDOT ALUMINUM  
DISK IN CONCRETE  
ELAN DEVELOPMENT, L.P.  
(CALLED 153.495 ACRES)  
FILE NO. 2013096514  
M.C.O.P.R.

FRIENDSWOOD DEVELOPMENT COMPANY  
(CALLED 4,1053 ACRES)  
VOL. 1095, PG. 702  
M.C.D.R.

1696.73'  
S03°12'46"E 2462.31'  
SAMUEL V. LAMOTHE SURVEY, A-333  
DAVID DAVIS SURVEY, A-184

P.O.C.  
FND. TXDOT ALUMINUM  
DISK IN CONCRETE

S03°01'19"E 515.75'

S03°49'05"E 878.62'

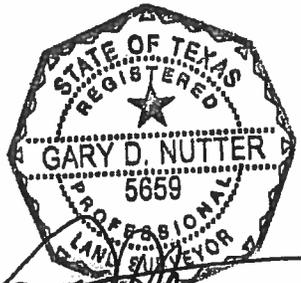
WAYBURN K. CASTLESCOULD  
(CALLED 10.5 ACRES)  
FILE NO. 9834690  
M.C.O.P.R.

310.00'  
S86°10'55"W  
P.O.B.

P.R. CLARK  
SURVEY, A-692

PAUL P. HICKS, TRUSTEE  
(CALLED 10 ACRES)  
VOL. 488, PG. 397  
M.C.D.R.

ELAN DEVELOPMENT, L.P.  
(CALLED 700.9211 ACRES)  
FILE NO. 2013087188  
M.C.O.P.R.



NO3°49'05"W 2901.45'  
4.686 ACRES  
S03°49'05"E 2925.69'

LINE TABLE		
Line	Bearing	Distance
1	N02° 48' 39"W	45.00'
2	S68° 13' 12"E	49.90'

EXHIBIT OF  
4.686 ACRES  
ACCESS EASEMENT  
(45' WIDE)  
IN THE  
DAVID DAVIS SURVEY, A-184  
MONTGOMERY COUNTY, TEXAS  
JUNE 2015 JOB NO. 1608-2000

MATCHLINE SHEET 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.

SHEET 1 OF 3

**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



MATCHLINE SHEET 1

ELAN DEVELOPMENT, L.P.  
(CALLED 700.9211 ACRES)  
FILE NO. 2013087188  
M.C.O.P.R.

NO3°49'05"W 2901.45'  
4.686 ACRES  
S03°49'05"E 2925.69'

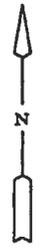
MATCHLINE SHEET 3

DAVID DAVIS SURVEY, A-184  
P.R. CLARK  
SURVEY, A-692  
WESTWOOD DRIVE  
WESTWOOD ESTATES  
UNRECORDED SUBDIVISION  
NATHAN BARKLEY  
SURVEY, A-87

HOWARD LIAO, TRUSTEE  
(CALLED 151.908 ACRES)  
FILE NO. 8457657  
M.C.O.P.R.

EXHIBIT OF  
4.686 ACRES  
ACCESS EASEMENT  
(45' WIDE)

IN THE  
DAVID DAVIS SURVEY, A-184  
MONTGOMERY COUNTY, TEXAS  
JUNE 2015 JOB NO. 1608-2000



Scale: 1" = 200'

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.

SHEET 2 OF 3

**LJA Engineering, Inc.**

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Houston, Texas 77042

Phone 713.953.5200  
Fax 713.953.5026

T.B.P.L.S. Firm No. 10110501



LINE TABLE		
Line	Bearing	Distance
1	N02°48'39"W	45.00'
2	S68°13'12"E	49.90'

Scale: 1" = 200'

MATCHLINE SHEET 2

Proposed Drill Site 8,000 Acres

ELAN DEVELOPMENT, L.P.  
(CALLED 700.9211 ACRES)  
FILE NO. 2013087188  
M.C.O.P.R.

N87°11'21"E 1599.46'  
S87°11'21"W 1645.25'

4,686 ACRES

N03°49'05"W 2901.45'  
S03°49'05"E 2925.69'

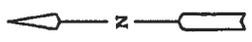


EXHIBIT OF  
4.686 ACRES  
ACCESS EASEMENT  
(45' WIDE)

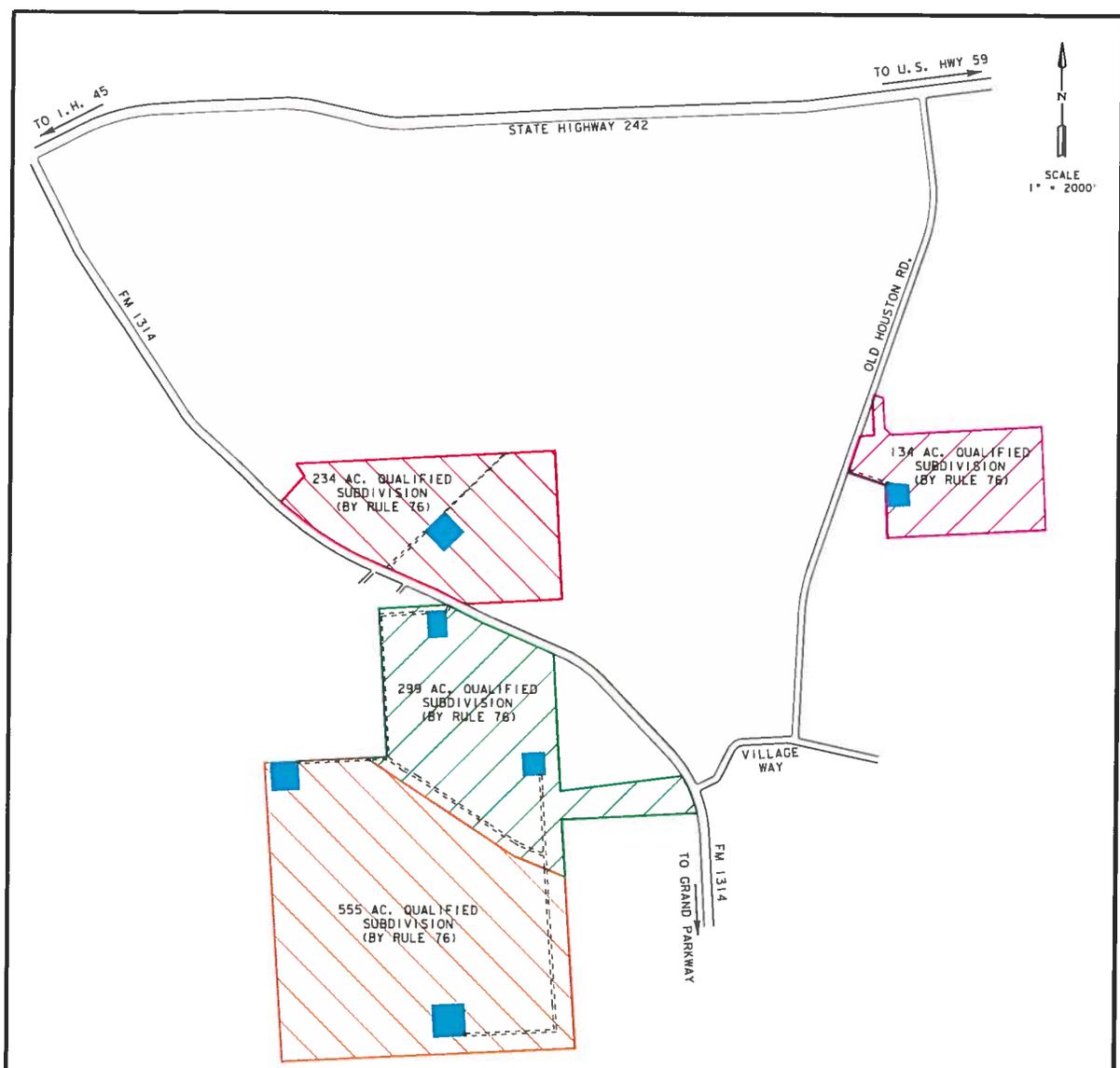
IN THE  
DAVID DAVIS SURVEY, A-184  
MONTGOMERY COUNTY, TEXAS  
JUNE 2015 JOB NO. 1608-2000

DAVID DAVIS SURVEY, A-184  
WM B. JACKSON SURVEY, A-293  
TERESA EILEEN DAVIS  
(CALLED 90.0756 ACRES)  
FILE NO. 2013135856  
M.C.O.P.R.

**LJA Engineering, Inc.**  
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Fax 713.953.5026  
T.B.P.L.S. Firm No. 10110501

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.

SHEET 3 OF 3



  
 N  
 SCALE  
 1" = 2000'

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

**ELAN DEVELOPMENT, LP**

Exhibit No.:  
 Docket No.: 03-0295881  
 Date: 5/29/2015

ELAN DEVELOPMENT, L.P.

**STAR RIDGE RANCH  
QUALIFIED SUBDIVISION  
PARCEL EXHIBIT**

**LJA Engineering & Surveying, Inc.** 

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 Suite 600 Fax 713.953.5026  
 Houston, Texas 77042 FRN - F-1386

DATE: OCTOBER 2015 JOB NO. 1968-10000