

**RAILROAD COMMISSION OF TEXAS  
HEARINGS DIVISION**

**OIL & GAS DOCKET NO. 03-0284496**

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**APPLICATION OF CRESCENT LHTX2012, LLC FOR APPROVAL OF A PROPOSED  
QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 466.3 ACRE  
TRACT IN THE VICTOR BLANCO SURVEY, A-2, HARRIS COUNTY, TEXAS.**

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**FINAL ORDER**

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on January 23, 2014. 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 Baytown Sun, a newspaper of general circulation in Harris County, for four consecutive weeks, on December 22, 2013, December 29, 2013, January 5, 2014 and January 12, 2014.
2. Crescent LHTX2012, LLC (hereinafter "Crescent") 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 Harris County, a county having a population in excess of 400,000 (4,250,000 per US Census Bureau).
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 466.3 acres in the Victor Blanco Survey, A-2, including two four acre operations sites and one six acre operations site, for a total of 14 acres. The operations sites have access to an east-west thoroughfare to the south. 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 466.3-acre qualified subdivision is set forth in Exhibit II. Metes

and bounds descriptions for the two 4 acre operations sites are set forth as Exhibit III and a metes and bounds description for the 6 acre operations site is set forth as Exhibit IV. Metes and bounds descriptions of the three access easements are set forth as Exhibit V.

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.
7. There has been no mineral development within the boundaries of the proposed qualified subdivision. Within the 2.5 mile radius of review from the subdivision boundary, there has been mineral development on the flanks of the Humble Salt Dome to the northwest of the qualified subdivision. Seventy-six wells have been drilled in fifteen fields, these being the Alco-Mag (7800), Alco-Mag (8000), Alco-Mag (8125), Alco-Mag (Cook Mt. 2 8900), Alco-Mag (Seg A Cook Mtn. 1 8700), Alco-Mag (Seg B Cook Mtn. 1 8700), Alco-Mag (Stringer 8550), Alco-Mag (Yegua 3<sup>rd</sup> A 8300), Alco-Mag (Yegua (A-1), Alco-Mag (Yegua -G- 8400), Alco-Mag (Yegua, 3<sup>rd</sup> -B-), Alco-Mag, West (8900), Alco-Mag, West (Yegua), Deusson Estate (Cook Mtn 2) and Lake Houston (Cockfield) Fields. Crescent 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 site. The operations site has road access and a pipeline easement as required by the rule.
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. Applicants have waived the issuance of an examiner's proposal for decision in this docket.
10. 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 Crescent LHTX2012, LLC 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 April 8, 2014.

**IT IS THEREFORE ORDERED** that the application of Crescent LHTX2012, LLC for approval of a qualified subdivision containing 466.3 acres of land in the Victor Blanco Survey, A-2, in Harris 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 April 8, 2014 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 April, 2014, in Austin, Texas.

**RAILROAD COMMISSION OF TEXAS**

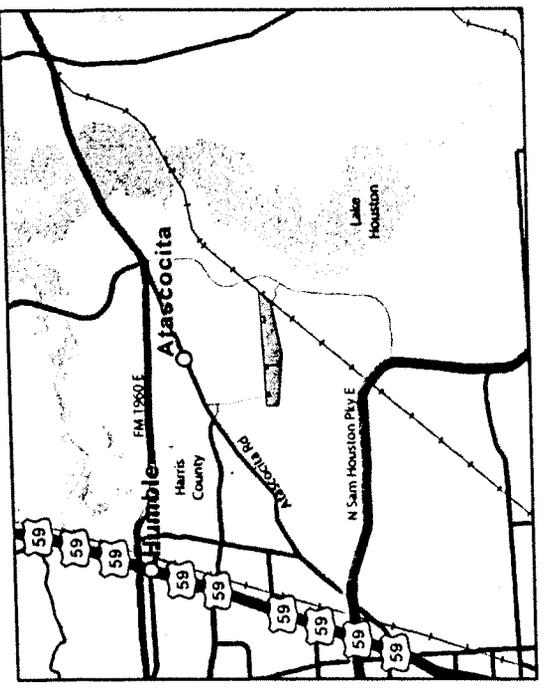
**(Order approved and signatures affixed by  
Hearings Division Unprotested Master Order dated  
April 8, 2014)**

**EXHIBIT I**  
**Oil & Gas Docket No. 03-0284496**

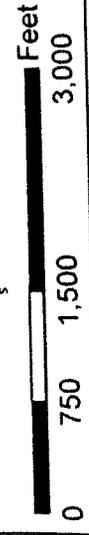
W T | E  
 Charles | Ruhl  
 A-218 | A-657

Woodland Hills Dr

D  
 Harris  
 A-26



4 Acres  
 4 Acres  
 6 Acres



Victor  
 Blanco  
 A-2

**Legend**

-  Proposed Qualified Subdivision
-  Operation Sites
-  40' Wide Access and Pipeline Easement

**CRESCENT LHTX2012, LLC**  
 Proposed Qualified Subdivision  
 Pursuant to Railroad Commission Statewide Rule 76  
 For A  
**466.3 Acre Tract**  
 In The  
**Victor Blanco Survey, Abstract No. 2**  
 Harris County, Texas

VENTANA DEVELOPMENT KATY, LTD	
Exhibit No.:	03-0284496
Docket No.:	1/23/2014
Date:	

**EXHIBIT II**  
**Oil & Gas Docket No. 03-0284496**

LAKE HOUSTON  
466.30 ACRES

APRIL 03, 2013  
JOB NO.1881-00

DESCRIPTION OF A 466.30 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 466.30 acre tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 466.30 acre tract of land described by metes and bounds as follows:

**BEGINNING** at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northwest corner of said 866.0 acre tract, the northeast corner of a called 600.2414 acre tract as described in a conveyance to Harris County recorded under H.C.C.F. No. B871934 and lying in the south right-of-way line of Rankin Road (100 feet wide) as recorded in H.C.C.F. No. F230895;

**THENCE**, along and with the north line of said 866.0 acre tract the following courses and distances:

N 87° 28' 11" E, a distance of 2,572.11 feet along and with the south right-of-way line of said Rankin Rd to a 5/8-inch iron with cap stamped "SURVCON" found for the southwest corner of EAGLE SPRINGS SEC 31, a subdivision plat recorded under Film Code No. 608122 of the Harris County Map Records (H.C.M.R.);

N 87° 23' 46" E, a distance of 8,702.27 feet along and with the south line of said EAGLE SPRINGS SEC. 31, EAGLE SPRINGS SEC. 30, a subdivision plat recorded under Film Code No. 611138 of the H.C.M.R., EAGLE SPRINGS SEC 27, a subdivision plat recorded under Film Code No. 602094 of the H.C.M.R., EAGLE SPRINGS SEC 35, a subdivision plat recorded under Film Code No. 620131 of the H.C.M.R., EAGLE SPRINGS SEC 41, a subdivision plat recorded under Film Code No. 633075 of the H.C.M.R. and the remainder of a called 1,291.826 acre tract as recorded under H.C.C.F. No. D538134 to a Concrete Monument found for the southeast corner of said 1,291.826 acre tract same being the southwest corner of a called 125.50 acre tract as recorded under H.C.C.F. No. Y334516;

N 87° 43' 13" E, a distance of 1,241.62 feet along and with the south line of said 125.50 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" found for the common northeast corner of said 866.0 acre and the herein described tract and lying on the northwest right-of-way line of a 100 foot wide railroad right-of-way as recorded under Vol. 194, Pg. 58 of the H.C.D.R.;

**THENCE**, S 40° 04' 43" W, a distance of 1,792.86 feet along and with the northwest right-of-way line of said railroad same being the east line of said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

**THENCE**, S 79° 09' 31" W, a distance of 5,681.65 feet over and across said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for an angle point;

**THENCE**, N 84° 11' 09" W, a distance of 5,746.17 feet continuing over and across said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract, lying on the west line of said 866.0 acre tract same being the east line of said 600.2414 acre tract;

LAKE HOUSTON  
466.30 ACRES

APRIL 03, 2013  
JOB NO.1881-00

THENCE, N 02° 18' 23" W, a distance of 1,301.13 feet along and with the west line of said 866.0 acre tract same being the east line of said 600.2414 acre tract to the **POINT OF BEGINNING** and containing 466.30 acres of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of an 866.0 acre tract as cited herein.



A handwritten signature in black ink, appearing to be "NV", written over a horizontal line.

Nicolas Vann                      RPLS No. 6393  
Brown & Gay Engineers, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700

**EXHIBIT III**  
**Oil & Gas Docket No. 03-0284496**

466.30 ACRE QUALIFIED SUBDIVISION  
4.001 ACRES  
PROPOSED DRILL SITE

JULY 19, 2011  
JOB NO. 1881-00

REGISTRATION  
DIVISION  
OF TEXAS  
MAIL - 6 PM 4:11

**FILED**

DESCRIPTION OF A 4.001 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 4.001 acre tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 4.001 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northwest corner of said 866.0 acre tract, the northeast corner of a called 600.2414 acre tract as described in a conveyance to Harris County recorded under H.C.C.F. No. B871934 and lying in the south right-of-way line of Rankin Road (100 feet wide) as recorded in H.C.C.F. No. F230895;

**THENCE**, N 87° 28' 11" E, a distance of 1,032.15 feet along and with the north line of said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

**THENCE**, N 87° 28' 11" E, a distance of 420.94 feet continuing along and with the north line of said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract from which a 5/8-inch iron rod with cap stamped "SURVCON" found for an angle point in the north line of said 866.0 acre tract bears N 87° 28' 11" E, 1,119.02 feet;

**THENCE**, over and across said 866.0 acre tract the following courses and distances:

S 02° 31' 49" E, a distance of 229.17 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 10° 18' 18" W, a distance of 19.12 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 108.32 feet, having a radius of 170.00 feet, a central angle of 36° 30' 23" and a chord which bears S 28° 33' 29" W, 106.49 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of tangency;

S 47° 47' 34" W, a distance of 145.60 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the right;

In a Southwesterly direction along said curve to the right, a distance of 117.47 feet, having a radius of 270.00 feet, a central angle of 24° 55' 39" and a chord which bears S 61° 02' 07" W, 116.54 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 73° 29' 57" W, a distance of 71.95 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the right;

466.30 ACRE QUALIFIED SUBDIVISION  
4.001 ACRES  
PROPOSED DRILL SITE

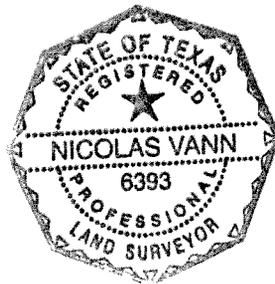
JULY 19, 2013  
JOB NO. 1881-00

In a Northwesterly direction along said curve to the right, a distance of 39.98 feet, having a radius of 25.00 feet, a central angle of  $91^{\circ} 38' 14''$  and a chord which bears  $N 60^{\circ} 40' 56'' W$ , 35.86 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of compound curvature of a curve to the right;

In a Northerly direction along said curve to the right, a distance of 419.75 feet, having a radius of 1950.00 feet, a central angle of  $12^{\circ} 20' 00''$  and a chord which bears  $N 08^{\circ} 41' 49'' W$ , 418.94 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of tangency;

$N 02^{\circ} 31' 49'' W$ , a distance of 65.78 feet to the **POINT OF BEGINNING** and containing 4.001 acres (174,278 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.



A handwritten signature in black ink, appearing to read "Nicolas Vann".

Nicolas Vann RPLS No. 6393  
Brown & Gay Engineers, Inc.  
10777 Westheimer Road, Suite 400  
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Telephone: (281) 558-8700

466.30 ACRE QUALIFIED SUBDIVISION  
4.00 ACRES  
PROPOSED DRILL SITE

REVISED: JANUARY 27, 2014  
JULY 19, 2013  
JOB NO. 188100

2014  
PM 4:11  
PROFESSIONAL SERVICES  
MAIL ROOM  
HARRIS COUNTY  
TEXAS

FILED

DESCRIPTION OF A 4.00 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 4.00 acre tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 4.00 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northwest corner of said 866.0 acre tract, the northeast corner of a called 600.2414 acre tract as described in a conveyance to Harris County recorded under H.C.C.F. No. B871934 and lying in the south right-of-way line of Rankin Road (100 feet wide) as recorded in H.C.C.F. No. F230895;

THENCE, N 87° 28' 11" E, a distance of 2,572.11 feet along and with the north line of said 866.0 acre tract same being the south line of said Rankin Road to a 5/8-inch iron rod with cap stamped "SURVCON" found for an angle point in the north line of said 866.0 acre tract same being the southwest corner of EAGLE SPRINGS SEC 31, a subdivision plat recorded under Film Code No. 608122 of the Harris County Map Records (H.C.M.R.);

THENCE, N 87° 23' 46" E, a distance of 1,474.01 feet continuing along and with the north line of said 866.0 acre tract same being the south line of said EAGLE SPRINGS SEC 31 to the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE, continuing over and across said 866.0 acre tract the following courses and distances:

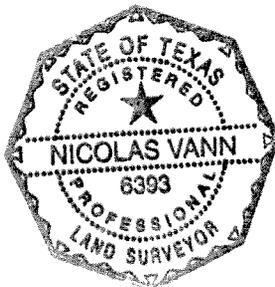
N 87° 23' 46" E, a distance of 372.29 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract;

S 03° 03' 41" E, a distance of 465.10 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

S 87° 23' 08" W, a distance of 376.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract;

N 02° 36' 17" W, a distance of 465.15 feet to the **POINT OF BEGINNING** and containing 4.00 acres (174,022 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.



A handwritten signature in black ink, appearing to read "Nicolas Vann".

Nicolas Vann RPLS No. 6393  
Brown & Gay Engineers, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700

**EXHIBIT IV**  
**Oil & Gas Docket No. 03-0284496**

466.30 ACRE QUALIFIED SUBDIVISION  
6.000 ACRES  
PROPOSED DRILL SITE

REVISOR: JUNE 19, 2013  
REVISOR: FEBRUARY 27, 2014  
JOB NO. 1881-00

2014 JUN 19 6 PM 4: 11  
REGISTRATION SERVICES  
HARRIS COUNTY CLERK'S OFFICE

FILED

DESCRIPTION OF A 6.000 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 6.000 acre tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 6.000 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a concrete monument found for the common southeast corner of the remainder of a called 1,291.826 acre tract as recorded under H.C.C.F. No. D538134 and the E. Ruhl Survey Abstract No. 657 same being the common southwest corner of a called 125.50 acre tract as recorded under H.C.C.F. No. 20120490966 and the David Harris Survey Abstract No. 26 same also being a common angle point in the north line of said 866.0 acre tract and said Victor Blanco Survey;

**THENCE**, S 87° 23' 46" W, a distance of 1508.17 feet along and with the north line of said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the northeast corner of the herein described tract;

**THENCE**, over and across said 866.0 acre tract the following courses and distances:

S 02° 36' 14" E, a distance of 422.93 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a non-tangent curve to the right from which its center bears N 26° 06' 24" W, 25.00 feet;

In a Westerly direction along said curve to the right, a distance of 10.25 feet, having a radius of 25.00 feet, a central angle of 23° 30' 09" and a chord which bears S 75° 38' 41" W, 10.18 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for a point of tangency;

S 87° 23' 46" W, a distance of 584.32 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the beginning of a curve to the right;

In a Westerly direction along said curve to the right, a distance of 24.77 feet, having a radius of 25.00 feet, a central angle of 56° 46' 08" and a chord which bears N 64° 13' 10" W, 23.77 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 02° 35' 04" W, a distance of 413.70 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northwest corner of the herein described tract and lying on the north line of said 866.0 acre tract;

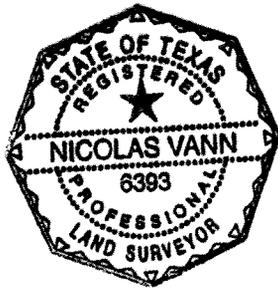
**THENCE**, N 87° 23' 46" E, a distance of 615.07 feet along and with the north line of said 866.0 acre tract to the **POINT OF BEGINNING** and containing 6.000 acres (261,357 square feet) of land.

466.30 ACRE QUALIFIED SUBDIVISION  
6.000 ACRES  
PROPOSED DRILL SITE

JUNE 19, 2013  
REVISED: FEBRUARY 27, 2014  
JOB NO. 1881-00

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.

Revision: Commencing call.



A handwritten signature in black ink, appearing to read "Nicolas Vann".

Nicolas Vann RPLS No. 6393  
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Telephone: (281) 558-8700

**EXHIBIT V**  
**Oil & Gas Docket No. 03-0284496**

466.30 ACRE QUALIFIED SUBDIVISION  
2.381 ACRES  
PROPOSED 40' WIDE ACCESS EASEMENT

DOCKET SERVICES  
MAIL ROOM  
HARRIS COUNTY  
TEXAS  
JUNE 19 2013  
JOB NO: 1881-00  
2014 MAR -6 PM 4: 11

**FILED**

DESCRIPTION OF A 2.381 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 2.381 acre tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 2.381 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northwest corner of said 866.0 acre tract, the northeast corner of a called 600.2414 acre tract as described in a conveyance to Harris County recorded under H.C.C.F. No. B871934 and lying in the south right-of-way line of Rankin Road (100 feet wide) as recorded in H.C.C.F. No. F230895;

**THENCE**, N 87° 28' 11" E, a distance of 1,453.09 feet along and with the north line of said 866.0 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the northerly northwest corner of the herein described tract;

**THENCE**, continuing along and with the north line of said 866.0 acre tract the following courses and distances:

N 87° 28' 11" E, a distance of 1,119.02 feet to a 5/8-inch iron rod with cap stamped "Survcon" found for the southwest corner of EAGLE SPRINGS SECTION 31, a subdivision plat recorded under Film Code (F.C.) 608122 of the Harris County Map Records (H.C.M.R.);

N 87° 23' 46" E, a distance of 1,474.01 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract;

**THENCE**, over and across said 866.0 acre tract the following courses and distances:

S 02° 36' 17" E, a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

S 87° 23' 46" W, a distance of 1,474.06 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

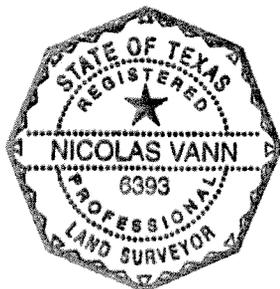
S 87° 28' 11" W, a distance of 1,119.02 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract;

N 02° 31' 49" W, a distance of 40.00 feet to the **POINT OF BEGINNING** and containing 2.381 acres (103,722 square feet) of land.

466.30 ACRE QUALIFIED SUBDIVISION  
2.381 ACRES  
PROPOSED 40' WIDE ACCESS EASEMENT

JUNE 19, 2013  
JOB NO. 1881-00

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.



A handwritten signature in black ink, appearing to be "Nicolas Vann".

Nicolas Vann RPLS No. 6393  
Brown & Gay Engineers, Inc.  
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Telephone: (281) 558-8700

466.30 ACRE QUALIFIED SUBDIVISION  
6.107 ACRES  
PROPOSED 40' WIDE ACCESS EASEMENT

2016 JUN 19 6 PM 4: 11  
JOB NO. 1881-00  
MARKET SERVICES  
REAL ESTATE COMMISSION  
STATE OF TEXAS

FILED

DESCRIPTION OF A 6.107 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 6.107 acre (266,003 square foot) tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 6.107 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a 5/8-inch iron rod with cap stamped "Brown & Gay" found for the northwest corner of said 866.0 acre tract, the northeast corner of a called 600.2414 acre tract as described in a conveyance to Harris County recorded under H.C.C.F. No. B871934 and lying in the south right-of-way line of Rankin Road (100 feet wide) as recorded in H.C.C.F. No. F230895;

**THENCE**, N 87° 28' 11" E, a distance of 2,572.11 feet along and with the north line of said 866.0 acre tract same being the south line of said Rankin Road to a 5/8-inch iron rod with cap stamped "SURVCON" found for an angle point in the north line of said 866.0 acre tract same being the southwest corner of EAGLE SPRINGS SEC 31, a subdivision plat recorded under Film Code No. 608122 of the Harris County Map Records (H.C.M.R.);

**THENCE**, N 87° 23' 46" E, a distance of 1,846.30 feet continuing along and with the north line of said 866.0 acre tract same being the south line of said EAGLE SPRINGS SEC 31 to the **POINT OF BEGINNING** and the northerly northwest corner of the herein described tract;

**THENCE**, continuing along and with the north line of said 866.0 acre tract the following courses and distances:

N 87° 23' 46" E, a distance of 4,732.73 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northerly northeast corner of the herein described tract;

**THENCE**, over and across said 866.0 acre tract the following courses and distances:

S 02° 35' 04" E, a distance of 40.00 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southerly northeast corner of the herein described tract;

S 87° 23' 46" W, a distance of 4,692.39 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 03° 03' 41" E, a distance of 1,409.90 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

S 02° 44' 11" E, a distance of 510.64 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 84° 11' 09" W, a distance of 40.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

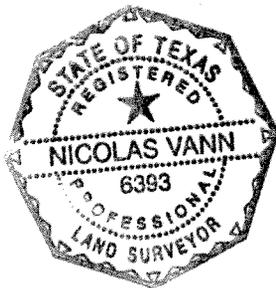
466.30 ACRE QUALIFIED SUBDIVISION  
6.107 ACRES  
PROPOSED 40' WIDE ACCESS EASEMENT

JUNE 19, 2013  
JOB NO. 1881-00

N 02° 44' 11" W, a distance of 504.63 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for corner;

N 03° 03' 41" W, a distance of 1,450.00 feet to the **POINT OF BEGINNING** and containing 6.107 acres (266,003 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.



A handwritten signature in black ink, appearing to be "N. Vann", written in a cursive style.

Nicolas Vann RPLS No. 6393  
Brown & Gay Engineers, Inc.  
10777 Westheimer Road, Suite 400  
Houston, Texas 77042  
Telephone: (281) 558-8700

466.30 ACRE QUALIFIED SUBDIVISION  
1.661 ACRES  
PROPOSED 40' WIDE ACCESS EASEMENT

JUNE 19 2011  
JOB NO. 1881-00

MARKET SERVICES  
NAD-83  
HARRIS COUNTY  
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2011  
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FILED

DESCRIPTION OF A 1.661 ACRE TRACT OF LAND SITUATED  
IN THE VICTOR BLANCO SURVEY, ABSTRACT NO. 2  
HARRIS COUNTY, TEXAS

BEING a 1.661 acre (72,354 square foot) tract of land situated in the Victor Blanco Survey, Abstract No. 2 of Harris County, Texas and being a portion of a called 866.0 acre tract of land as described in a conveyance to Crescent LHTX 2012, LLC recorded under Harris County Clerk's File Number (H.C.C.F. No.) 20120490982, said 1.661 acre tract of land described by metes and bounds as follows:

**COMMENCING** at a concrete monument found for the southeast corner of a called 1,291.826 acre tract as recorded under H.C.C.F. No. D538134, same being the southwest corner of a called 125.50 acre tract as recorded under H.C.C.F. No. Y334516 same also being an angle point in the north line of said 866.0 acre tract;

THENCE, N 87° 43' 13" E, a distance of 1,146.89 feet along and with the north line of said 866.0 acre tract, same being the south line of said 125.50 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the **POINT OF BEGINNING** and the northwest corner of the herein described tract;

THENCE, N 87° 43' 13" E, a distance of 54.13 feet continuing along and with the north line of said 866.0 acre tract and the south line of said 125.50 acre tract to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the northeast corner of the herein described tract;

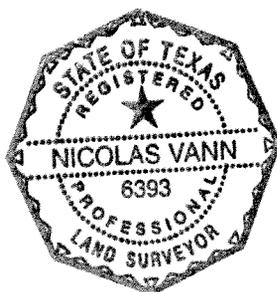
THENCE, over and across said 866.0 acre tract the following courses and distances:

S 40° 04' 43" W, a distance of 1,802.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southeast corner of the herein described tract;

S 79° 09' 31" W, a distance of 63.45 feet to a 1/2-inch iron pipe with cap stamped "Brown & Gay" set for the southwest corner of the herein described tract;

N 40° 04' 43" E, a distance of 1,815.23 feet to the **POINT OF BEGINNING** and containing 1.661 acres (72,354 square feet) of land.

Bearing orientation is based on the Texas State Plane Coordinate System, South Central Zone 4204, NAD-83 and is referenced to monuments found along the North line of a 866.0 acre tract as cited herein.



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