

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0292286

APPLICATION OF FORT BEND JORDAN RANCH, LP FOR APPROVAL OF A PROPOSED QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 379.41 ACRE TRACT IN THE H.&T. C. R.R. CO. SURVEY, SECTION 75, A-732, FORT BEND COUNTY, TEXAS.

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on November 14, 2014, November 20, 2014, July 22, 2015 and November 19, 2015. 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 Katy Times, a newspaper of general circulation in Fort Bend, Harris and Waller Counties, for four consecutive weeks, on October 9, 16, 23 and 30, 2014.
2. Fort Bend Jordan Ranch, LP (hereinafter "Jordan Ranch") 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 Fort Bend County, a county having a population in excess of 400,000 (652,365 in 2013).
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 379.41 acres in the H.&T. C. R.R. Co. Survey, Section 75, A-732, including three operations sites totaling approximately 12 acres (12.548 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 379.41 acre qualified subdivision is set forth in Exhibit II. A metes and bounds description for the northeasterly 4.280 acre operations site is set forth as Exhibit III, a metes and bounds description for the northcentrally located 4.240 acre operations site is set forth as Exhibit IV and a metes and bounds description for the southernmost 4.028 acre operations site is set forth as Exhibit V. A metes and bounds description of the permanent 0.5613 acre pipeline and access easement (access to the east) for the northeasterly 4.280 acre operations site is set forth as Exhibit VI. A metes and bounds description of the 5.479 acre pipeline and access easement connecting all three drill sites is set forth as Exhibit VII.

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. In the 2.5 mile area of review around the proposed Qualified Subdivision, there has been mineral development in the Katy (3600), Katy (I-B), Katy (II-B), Katy (II-A L), Katy (North), Katy (Wilcox Cons.) And Katy (Combined) Fields. No wells have been drilled within the Proposed Qualified subdivision. Jordan Ranch 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.
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 Fort Bend Jordan Ranch, 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 Fort Bend Jordan Ranch, LP for approval of a qualified subdivision containing 379.41 acres of land in the H.&T. C. R.R. Co. Survey, Section 75, A-732 in Fort Bend 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.

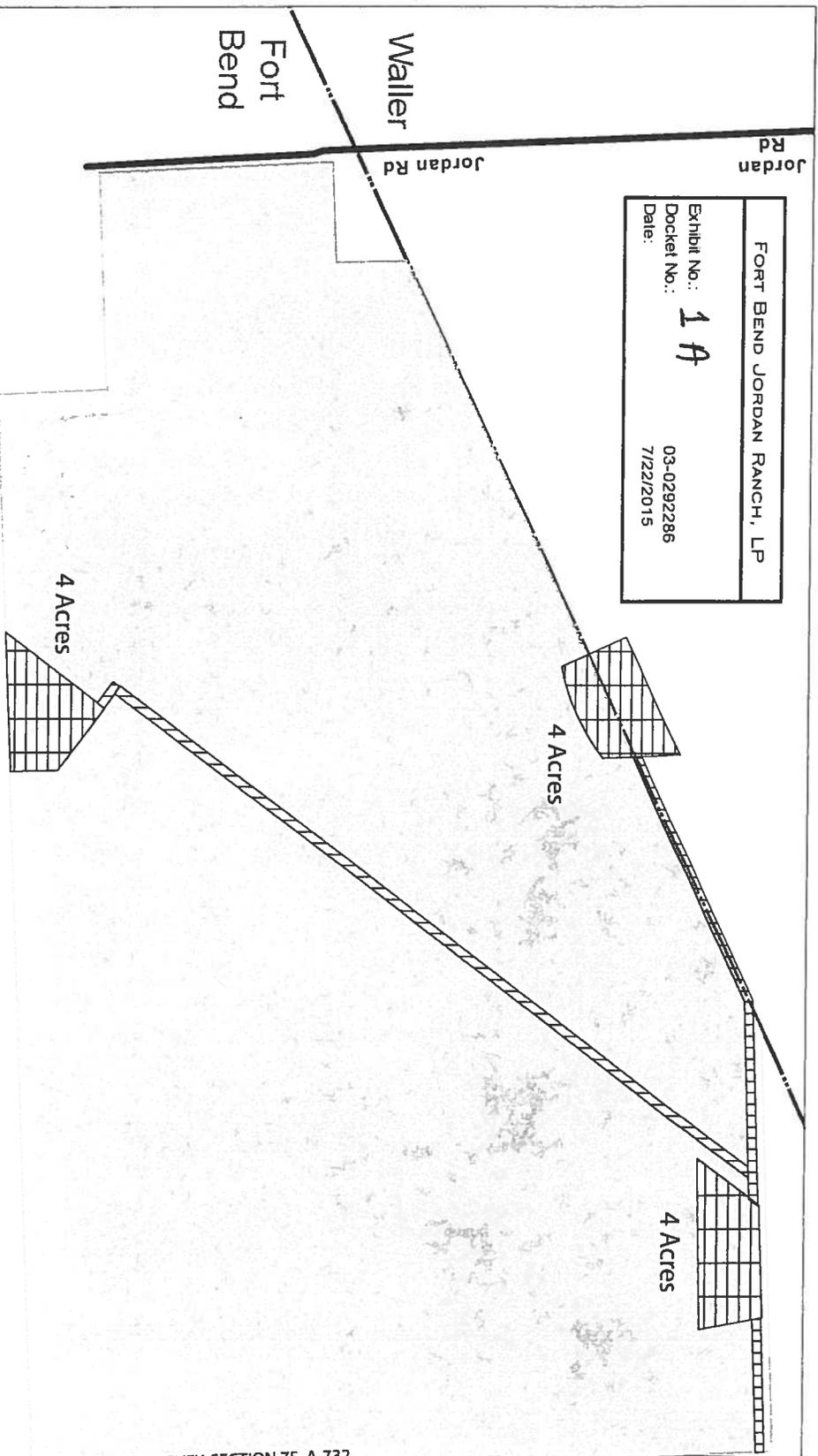
All pending motions and requests for relief not previously granted or granted herein are denied.

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)**

FORT BEND JORDAN RANCH, LP
 Exhibit No.: **1A**
 Docket No.: 03-0292286
 Date: 7/22/2015



H & TCRR CO. SURVEY, SECTION 75, A-732
 H & TCRR CO. SURVEY, SECTION 105, A-261



EXHIBIT I
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

FORT BEND JORDAN RANCH LP
Proposed Qualified Subdivision
 PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76
 FOR A
379.41 Acre Tract
 LOCATED IN THE
 H & TCRR Co. Survey
 Fort Bend, Texas

EXHIBIT II
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

UNIT 1 – JORDAN TRACT
METES AND BOUNDS DESCRIPTION
OF 379.41 ACRES OF LAND
IN THE H. & T. C. R.R. CO. SECTION 75, SURVEY, A-732
FORT BEND COUNTY, TEXAS

Being 379.41 acres of land, in the H. & T. C. R.R. Co. Survey, Section 75, A-732, Fort Bend County, Texas, being all of the 15.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust And Myrna Jean Jordan Nail, Trustee Of The Myrna Jean Jordan Nail Non-GST Trust to Blossom Development, Inc. recorded under File No. 2007097360, in the Official Public Records of Fort Bend County, Texas, the 19.484 acre tract described in the deed from Highland Direction, L.L.C. (1% interest) The Rocco Paolo Silvestri Irrevocable Trust (49 1/2% interest) The Massimo Fabio Silvestri Irrevocable Trust (49 1/2% Interest) to Montco Lots, L.L.C. FILE No. 2012084815, in the Official Public Records of Fort Bend County, Texas, the 30.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust And Myrna Jean Jordan Nail, Trustee Of The Myrna Jean Jordan Nail Non-GST Trust to Festival Properties, Inc. recorded under File No. 2007097362, in the Official Public Records of Fort Bend County, Texas, the 24.720 acre tract described in the deed from RPDC, Inc. to Festival Properties, Inc. recorded under File No. 2008108921, in the Official Public Records of Fort Bend County, Texas, the 40.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust And Myrna Jean Jordan Nail, Trustee Of The Myrna Jean Jordan Nail Non-GST Trust to Blossom Development, Inc. (61% Interest) and Festival Properties, Inc. (39% Interest) recorded under File No. 2007097363, in the Official Public Records of Fort Bend County, Texas, the 35.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust And Myrna Jean Jordan Nail, Trustee Of The Myrna Jean Jordan Nail Non-GST Trust to Silco, Inc. recorded under File No. 2007097364, in the Official Public Records of Fort Bend County, Texas, the 125.902 acre tract described in the deed from RPDC. Inc. to Titan Land Development, Inc. (25% Interest) and Festival Properties, Inc. (75% Interest) recorded under File No. 2008073182, in the Official Public Records of Fort Bend County, Texas, and being a portion of the 311.173 acre tract described in the deed from RPDC. Inc. to Blossom Development, Inc. recorded under File No. 2009014176, in the Official Public Records of Fort Bend County, Texas and Vol. 1151, Pg. 17, in the Deed Records of Waller County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 5/8-inch iron rod found for the northwest corner of the 474.671 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust And Myrna Jean Jordan Nail, Trustee Of The Myrna Jean Jordan Nail Non-GST Trust to Silco, Inc. recorded under File No. 2007009962, in the Official Public Records of Fort Bend County, Texas, being the southwest corner of the 92.15 acres tract described in the deed from Memorial Willow Creek Farms II, LLC. To Forestar/MWC WCF, LLC recorded under File No. 2012086142, in the Official Public Records of Fort Bend County, Texas;

THENCE South 01° 54' 14" East – 1520.90 feet, with the west line of said 474.671 acre tract, to a 3/4-inch iron rod found for northeast corner and **POINT OF BEGINNING** of the herein described tract;

THENCE South 02° 07' 18" East – 3428.61 feet to the southeast corner of the herein described tract;

THENCE South 87° 38' 26" West – 4988.30 feet to the most southerly southwest corner of the herein described tract;

THENCE North 02° 36' 06" West – 500.00 feet to an interior corner of the herein described tract;

THENCE South 87° 38' 26" West – 1000.00 feet to the most westerly southwest corner of the herein described tract;

THENCE North 02° 36' 06" West – 1081.94 feet to an angle corner of the herein described tract;

THENCE North 87° 22' 15" East – 461.91 feet to an interior corner of the herein described tract;

THENCE North 02° 36' 51" West – 341.52 feet to an angle corner of the herein described tract;

THENCE North 65° 00' 39" East – 3941.31 feet to an angle corner of the herein described tract;

THENCE North 88° 02' 48" East – 1911.00 feet to the **POINT OF BEGINNING** of the herein described tract and containing 379.41 acres of land.

Prepared by:
IDS Engineering Group
Job No. 2141-002-00-560
August 26, 2014



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988

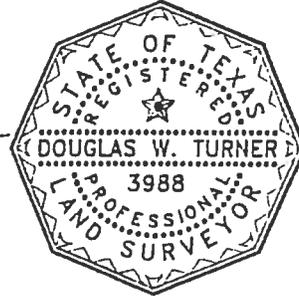


EXHIBIT III
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

Rule 76 Proposed Qualified
Subdivision Containing
379.41 Acres

DRILL SITE

METES AND BOUNDS DESCRIPTION
OF 4.280 ACRES (186,458 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 75, ABSTRACT NUMBER 732
IN FORT BEND COUNTY, TEXAS

BEING 4.280 acres (186,458 square feet) of land in the H.&T.C.R.R. Company Survey, Section 75, Abstract Number 732 and being a portion of the 15.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan Nail, Trustee of The Myrna Jean Jordan Nail Non-GST Trust to Blossom Development, Inc. recorded under File Number 2007097360 in the Official Public Records of Fort Bend County, Texas and the 19.484 acre tract described in the deed from Highland Direction, L.L.C. (1% interest), The Rocco Paolo Silvestri Irrevocable Trust (49-1/2% interest), and The Massimo Fabio Silvestri Irrevocable Trust (49-1/2% Interest) to Montco Lots, L.L.C. File Number 2012084815 in the Official Public Records of Fort Bend County, Texas, and being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the northwest corner of the 474.671 acre tract of land described in deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan, Trustee of the Myrna Jean Jordan Nail Non-GST Trust to Silvestri Investments of Florida, Inc. recorded under File Number 2007009962 of the Official Public Records of Real Property of Fort Bend County and the southwest corner of the 92.15 acre tract of land described in deed from Memorial Willow Creek Farms II, LLC to Forestar/MWC, LLC recorded under File Number 2012086142 in the Official Public Records of Real Property of Fort Bend County, Texas;

THENCE, South 19 degrees 41 minutes 55 seconds West – 1668.82 feet, to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 10 degrees 48 minutes 37 seconds East – 292.45 feet, to the southeast corner of the herein described tract;

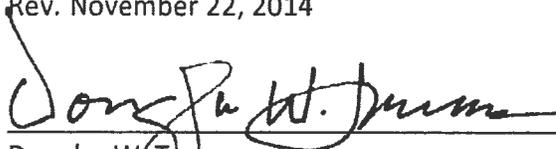
THENCE, South 88 degrees 46 minutes 19 seconds West – 791.51 feet, to the southwest corner of the herein described tract;

THENCE, North 37 degrees 16 minutes 51 seconds East – 360.12 feet, to the northwest corner of the herein described tract;

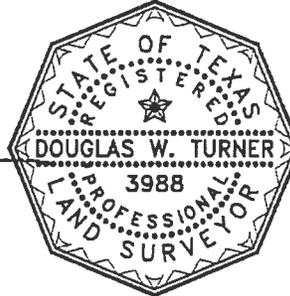
THENCE, North 88 degrees 02 minutes 48 seconds East – 518.65 feet, to the POINT OF BEGINNING and containing 4.280 acres (186,458 square feet) of land.

Prepared by:
IDS Engineering Group
Job No. 2141-002-00-561

November 18, 2014
Rev. November 22, 2014



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155

30' DRAINAGE EASEMENT
BRECKSHIRE-KATY DRAINAGE
DISTRICT
VOL. 191B, PG. 727 D.P.R.F.B.C.
VOL. 406, PG. 29, D.R.V.C.

APPROXIMATE LOCATION

WALTER BEND COUNTY

SAVE AND EXCEPT 260.3406 ACRES ACRES
K-B MANAGEMENT PARTNERS, LTD
TO
BEAHER ROAD PARTNERS, LLP, DIXIE FARM
PARTNERS, LLP.
VOL. 817, PG. 27, D.R.V.C. FILE No.
2004008476, D.P.R.F.B.C.

P.O.B.

DRILL SITE
4.280 ACRES

19.484 ACRES
HIGHLAND DIRECTION, L.L.C. (1% INTEREST)
THE ROCCO PABLO SILVESTRI IRREVOCABLE TRUST
(49 1/2% INTEREST)
THE MASSIMO FABIO SILVESTRI IRREVOCABLE TRUST
(49 1/2% INTEREST)
TO
MONTCO LOTS, L.L.C.
FILE No. 2012084815, D.P.R.F.B.C.

15,000 ACRES
LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE TALBERT
JORDAN NON-GST TRUST AND MYRNA JEAN JORDAN NAIL,
TRUSTEE OF THE MYRNA JEAN JORDAN NAIL NON-GST
TRUST
TO
BLOSSOM DEVELOPMENT, INC.
FILE No. 2007097360, D.P.R.F.B.C.

50' CONOCO-PHILLIPS PETROLEUM
COMPANY EASEMENT
VOL. 309, PG. 493, D.P.R.F.B.C.
VOL. 130, PG. 602, D.R.V.C.

PROPOSED
STREET R.O.W.

30,000 ACRES
LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE TALBERT
JORDAN NON-GST TRUST AND MYRNA JEAN JORDAN NAIL,
TRUSTEE OF THE MYRNA JEAN JORDAN NAIL NON-GST TRUST
TO
FESTIVAL PROPERTIES, INC.
FILE No. 2007097362, D.P.R.F.B.C.

APPROXIMATE LOCATION OF TENNESSEE
GAS TRANSMISSION LINE(S)

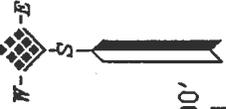
75' TENNESSEE GAS TRANSMISSION COMPANY
PIPELINE EASEMENT
VOL. 291, PG. 137, D.P.R.F.B.C.

311.173 ACRES RPDC, INC.
TO
BLOSSOM DEVELOPMENT,
INC. VOL. 1151, PG. 17,
D.R.V.C. FILE No.
2009014176, D.P.R.F.B.C.

24.720 ACRES
RPDC, INC.
TO
FESTIVAL PROPERTIES, INC.
FILE No. 2008108921, D.P.R.F.B.C.

H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732

NOTE: THE BEARING CONVENTION USED ON
THIS SURVEY IS BASED ON: TEXAS
COORDINATE SYSTEM OF 1983, SOUTH
CENTRAL ZONE.



IDS
Engineering Group
TMS & Pm Reg. No. 101107-00

13333 NW Freeway,
Suite 300
Houston, Tx. 77040
Phone: 713-482-3178

EXHIBIT

4.280 ACRES (188,458 SQUARE FEET)

DRILL SITE

**IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS**

DRAWN: CJB
APPROVED FOR ISSUE:
ORIGINAL
ISSUE DATE: NOVEMBER 19, 2014
SCALE: 1" = 300'
JOB NO.: 2141-002-00-561

EXHIBIT IV
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

Rule 76 Proposed Qualified
Subdivision Containing
379.41 Acres

DRILL SITE

METES AND BOUNDS DESCRIPTION
OF 4.240 ACRES (184,673 SQUARE FEET) OF LAND IN THE
H.&T.C.R.R. CO. SECTION 75, SURVEY, A-155, WALLER COUNTY, TEXAS
AND THE H.&T.C.R.R. CO. SECTION 75, SURVEY, A-732, FORT BEND COUNTY, TEXAS

BEING 4.240 acres (184,673 square feet) of land in the H.&T.C.R.R. Co. Survey, Section 75, A-155, Waller County, Texas and the H.&T.C.R.R. Co. Survey, Section 75, A-732, Fort Bend County, Texas and being a portion of the 311.173 acre tract described in the deed from RPDC, Inc. to Blossom Development, Inc. recorded under File Number 2009014176 in the Official Public Records of Fort Bend County, Texas and Volume 1151, Page 17 in the Deed Records of Waller County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the northwest corner of the 474.671 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan Nail, Trustee of The Myrna Jean Jordan Nail Non-GST Trust to Silco, Inc. recorded under File Number 2007009962 in the Official Public Records of Fort Bend County, Texas, and the southwest corner of the 92.15 acres tract described in the deed from Memorial Willow Creek Farms II, LLC. to Forestar/MWC WCF, LLC recorded under File Number 2012086142 in the Official Public Records of Fort Bend County, Texas;

THENCE South 58° 01' 15" West – 3714.96 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE South 01° 57' 12" East – 360.68 feet to the southeast corner of the herein described tract at the beginning of a non-tangent curve to the right;

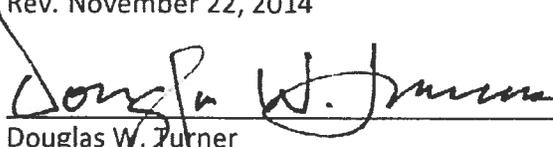
THENCE in a southwesterly direction with said curve to the right having a radius of 970.00 feet, a central angle of 27° 45' 13", and a chord bearing and distance of South 64° 52' 17" West – 465.28 feet, an arc distance of 469.86 feet to the end of curve;

THENCE North 24° 00' 06" West – 328.77 feet to the northwest corner of the herein described tract;

THENCE North 64° 35' 51" East – 600.76 feet to the POINT OF BEGINNING of the herein described tract and containing 4.240 acres (184,673 square feet) of land.

Prepared by:
IDS Engineering Group
Job Number 2141-002-00-561

November 19, 2014
Rev. November 22, 2014



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



SAVE AND EXCEPT 280,3406 ACRES ACRES
 K-B MANAGEMENT PARTNERS, LTD
 TO
 BEAMER ROAD PARTNERS, LLP, DIXIE FARM
 PARTNERS, LLP.
 VOL. 817, PG. 27, D.R.V.C. FILE No.
 2004008476, O.P.R.F.B.C.

30' DRAINAGE EASEMENT
 BROOKSHIRE-KATY DRAINAGE DISTRICT
 VOL. 1918, PG. 727, O.P.R.F.B.C.
 VOL. 406, PG. 29, D.R.V.C.

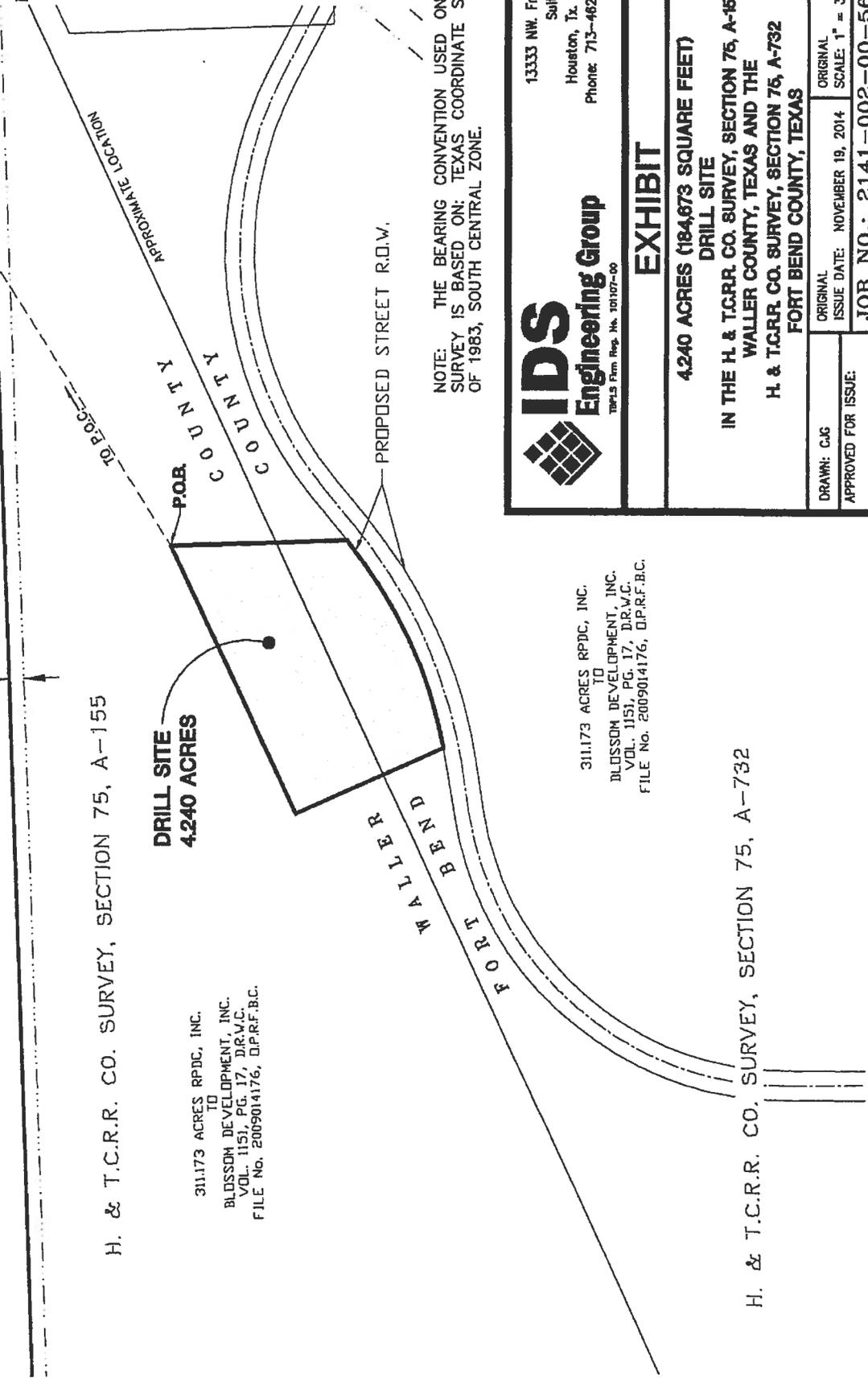
H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155

DRILL SITE
4.240 ACRES

311,173 ACRES RPDC, INC.
 TO
 BLOSSOM DEVELOPMENT, INC.
 VOL. 1151, PG. 17, D.R.V.C.
 FILE No. 2009014176, O.P.R.F.B.C.

311,173 ACRES RPDC, INC.
 TO
 BLOSSOM DEVELOPMENT, INC.
 VOL. 1151, PG. 17, D.R.V.C.
 FILE No. 2009014176, O.P.R.F.B.C.

H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732



NOTE: THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON: TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



13333 NW Freeway,
 Suite 300
 Houston, Tx. 77040
 Phone: 713-462-3178

TSP-15 Firm Reg. No. 101107-00

EXHIBIT

4.240 ACRES (184,873 SQUARE FEET)

DRILL SITE
 IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155
 WALLER COUNTY, TEXAS AND THE
 H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
 FORT BEND COUNTY, TEXAS

DRAWN: CJC
 APPROVED FOR ISSUE:

ORIGINAL
 ISSUE DATE: NOVEMBER 19, 2014
 SCALE: 1" = 300'
 JOB NO.: 2141-002-00-561

EXHIBIT V
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

Rule 76 Proposed Qualified
Subdivision Containing
379.41 Acres

DRILL SITE

METES AND BOUNDS DESCRIPTION
OF 4.028 ACRES (175,449 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. CO. SECTION 75, SURVEY, A-732
FORT BEND COUNTY, TEXAS

BEING 4.028 acres (175,449 square feet) of land in the H.&T.C.R.R. Co. Survey, Section 75, A-732 Fort Bend County, Texas, being a portion of the 125.902 acre tract described in the deed from RPDC, Inc. to Titan Land Development, Inc. (25% Interest) and Festival Properties, Inc. (75% Interest) recorded under File Number 2008073182 in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the northwest corner of the 474.671 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan Nail, Trustee of The Myrna Jean Jordan Nail Non-GST Trust to Silco, Inc. recorded under File Number 2007009962 in the Official Public Records of Fort Bend County, Texas and the southwest corner of the 92.15 acres tract described in the deed from Memorial Willow Creek Farms II, LLC. To Forestar/MWC WCF, LLC recorded under File Number 2012086142 in the Official Public Records of Fort Bend County, Texas;

THENCE South 35° 58' 02" West – 5736.72 feet to the north corner and POINT OF BEGINNING of the herein described easement;

THENCE South 53° 21' 37" East – 357.07 feet to the northeast corner of the herein described easement;

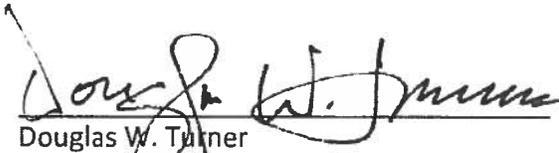
THENCE South 02° 21' 34" East – 224.51 feet to the southeast corner of the herein described easement, in a south line of said 125.902 acre tract;

THENCE South 87° 38' 26" West – 642.44 feet, with said south line, to the southwest corner of the herein described easement;

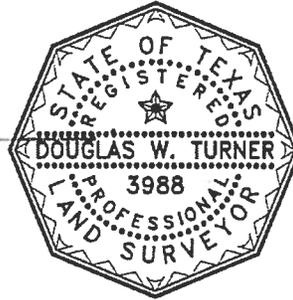
THENCE North 36° 43' 52" East – 578.78 feet to the POINT OF BEGINNING of the herein described easement and containing 4.028 acres (175,449 square feet) of land.

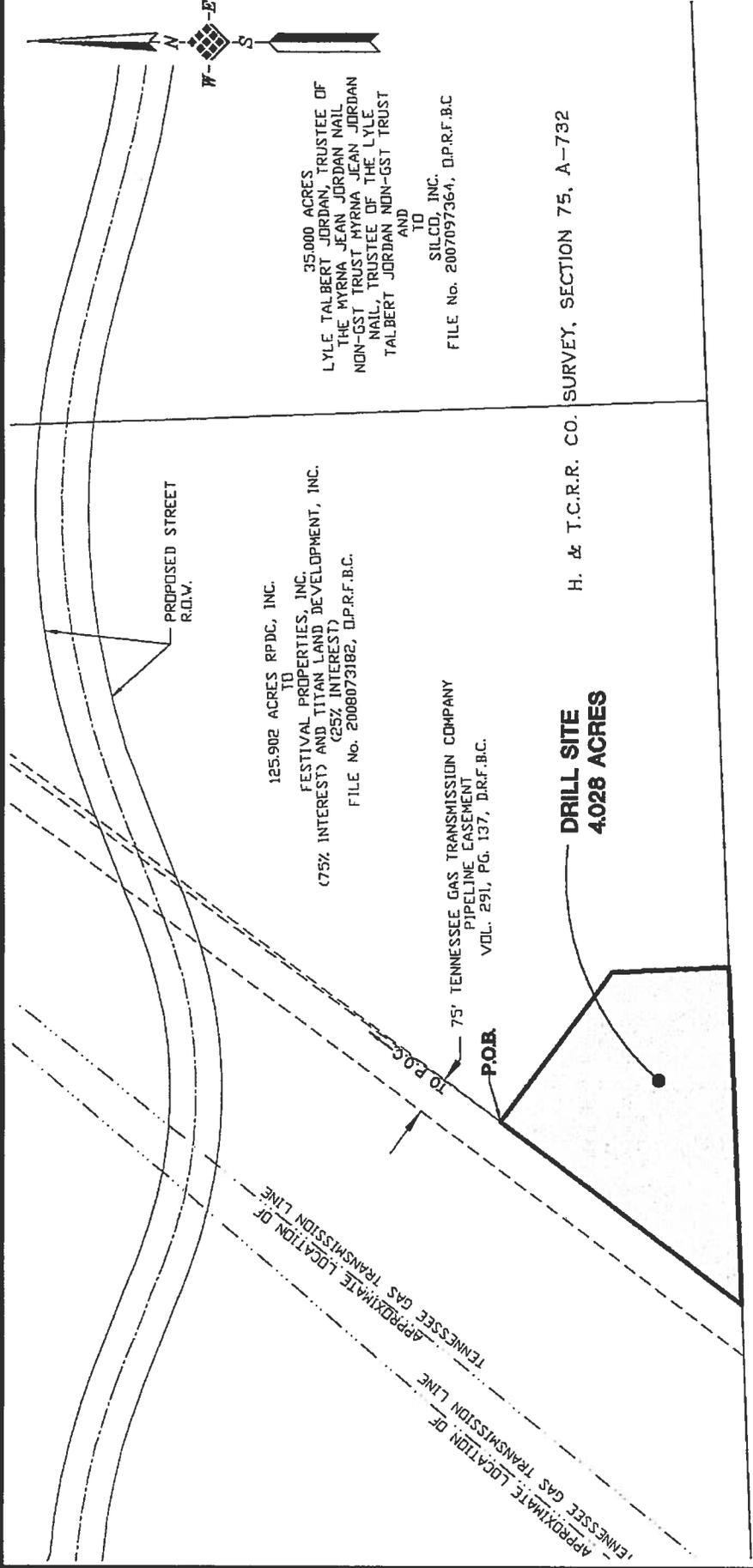
Prepared by:
IDS Engineering Group
Job Number 2141-002-00-561

November 19, 2014



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988





1316.47 ACRES
 JOAN A. FRANZ
 TO
 RAE LYNN FRANZ WERNER, TRUSTEE OF THE F.H. & L. 2012 TRUST U/T/A, ET AL.
 FILE NO. 2012149037, D.P.R.F.B.C.



13333 NW Freeway, Suite 300
 Houston, Tx 77040
 Phone 713-482-3178

EXHIBIT

4.028 ACRES (175,449 SQUARE FEET) DRILL SITE
IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS

DRAWN: CJS	ORIGINAL	ISSUE DATE: NOVEMBER 19, 2014	SCALE: 1" = 300'
APPROVED FOR ISSUE:	JOB NO.: 2141-002-00-561		

NOTE: THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON: TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

EXHIBIT VI
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

Rule 76 Proposed Qualified
Subdivision Containing
379.41 Acres

40' PIPELINE AND ACCESS EASEMENT

METES AND BOUNDS DESCRIPTION
OF 0.5613 ACRE (24,449 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. CO. SECTION 75, SURVEY, A-732, FORT BEND COUNTY, TEXAS

BEING 0.5613 acre (24,449 square feet) of land in the H.&T.C.R.R. Co. Survey, Section 75, A-732, Fort Bend County, Texas and being a portion of the 15.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan Nail, Trustee of the Myrna Jean Jordan Nail Non-GST Trust to Blossom Development, Inc. recorded under File No. 2007097360, in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the most northerly northwest corner of the 311.173 acre tract described in the deed from RPDC, Inc. to Blossom Development, Inc. recorded under File Number 2009014176 in the Official Public Records of Fort Bend County, Texas and Volume 1151, Page 17, in the Deed Records of Waller County, Texas;

THENCE North 88° 02' 48" East – 4402.53 feet, with the north line of said 311.173 acre tract, the north line of the 19.484 acre tract described in the deed from Highland Direction, L.L.C. (1% interest) The Rocco Paolo Silvestri Irrevocable Trust (49 1/2% interest) The Massimo Fabio Silvestri Irrevocable Trust (49 1/2% Interest) to Montco Lots, L.L.C. FILE No. 2012084815, in the Official Public Records of Fort Bend County, Texas, and the north line of said 15.000 acre tract, to an angle corner, from which a 3/4-inch iron rod found for the northeast corner of said 15.000 acre tract, bears North 88° 02' 48" East – 614.38 feet;

THENCE South 01° 57' 12" East – 30.00 feet to the northwest corner and **POINT OF BEGINNING** of the herein described easement;

THENCE North 88° 02' 48" East – 614.35 feet to the northeast corner of the herein described easement;

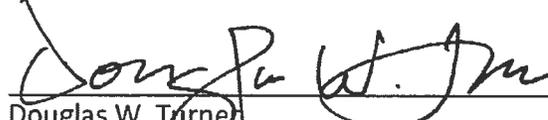
THENCE South 01° 54' 14" East – 40.00 feet to the southeast corner of the herein described easement;

THENCE South 88° 02' 48" West – 608.08 feet to the southwest corner of the herein described easement;

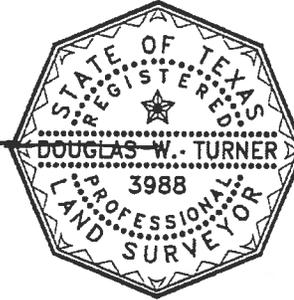
THENCE North 10° 48' 37" West – 40.48 feet to the **POINT OF BEGINNING** of the herein described easement and containing 0.5631 acre (24,449 square feet) of land.

Prepared by:
IDS Engineering Group
Job Number 2141-002-00-561

January 10, 2015



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988



H. & T.C.R.R. CO. SURVEY, SECTION 75, A-155

30' DRAINAGE EASEMENT
BROOKSHIRE-KATY DRAINAGE
DISTRICT
VOL. 1918, PG. 727 O.P.R.F.B.C.
VOL. 406, PG. 29, D.R.W.C.

30' DRAINAGE EASEMENT
BROOKSHIRE-KATY DRAINAGE
DISTRICT
VOL. 1918, PG. 727 O.P.R.F.B.C.
VOL. 406, PG. 29, D.R.W.C.

SAVE AND EXCEPT 28073406 ACRES ACRES K-B
MANAGEMENT PARTNERS, LTD
TO
BEAMER ROAD PARTNERS, LLP, DIXIE FARM
PARTNERS, LLP.
VOL. 817, PG. 27, D.R.W.C. FILE NO.
2004098476, O.P.R.F.B.C.

474.671 ACRES
LYLE TALBERT JORDAN, TRUSTEE
OF THE LYLE TALBERT JORDAN
NON-GST TRUST AND MYRNA
JEAN JORDAN NAIL, TRUSTEE OF
THE MYRNA JEAN JORDAN NAIL
NON-GST TRUST
TO
SILCO, INC.
FILE NO. 2007009862,
O.P.R.F.B.C.

40' PIPELINE &
ACCESS ESMT.
0.5613 ACRE

15,000 ACRES
LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE TALBERT
JORDAN NON-GST TRUST AND MYRNA JEAN JORDAN NAIL
TRUSTEE OF THE MYRNA JEAN JORDAN NAIL NON-GST TRUST
TO
BLOSSOM DEVELOPMENT, INC.
FILE NO. 2007097360, O.P.R.F.B.C.

19.484 ACRES
HIGHLAND DIRECTION, L.L.C. (1% INTEREST)
THE ROCCO PAOLO SILVESTRI IRREVOCABLE TRUST
(49-1/2% INTEREST)
THE MASSIMO FABIO SILVESTRI IRREVOCABLE TRUST
(49-1/2% INTEREST)
TO
MONTICO LOTS, L.L.C.
FILE NO. 2012084815, O.P.R.F.B.C.

50' COROCO-PHILLIPS PETROLEUM
COMPANY EASEMENT
VOL. 309, PG. 493, D.R.F.B.C.
VOL. 130, PG. 602, D.R.W.C.

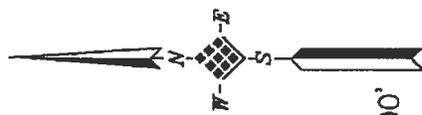
30,000 ACRES
LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE TALBERT JORDAN
NON-GST TRUST AND MYRNA JEAN JORDAN NAIL, TRUSTEE OF
THE MYRNA JEAN JORDAN NAIL NON-GST TRUST
TO
FESTIVAL PROPERTIES, INC.
FILE NO. 2007097362, O.P.R.F.B.C.

75' TENNESSEE GAS TRANSMISSION COMPANY
PIPELINE EASEMENT
VOL. 291, PG. 137, D.R.F.B.C.
TO
24,720 ACRES
RPDC, INC.
TO
FESTIVAL PROPERTIES, INC.
FILE NO. 2008108921, O.P.R.F.B.C.

311.173 ACRES RPDC, INC.
TO
BLOSSOM DEVELOPMENT, INC.
VOL. 1151, PG. 17, D.R.W.C.
FILE NO. 2009014176,
O.P.R.F.B.C.

H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732

NOTE: THE BEARING CONVENTION USED ON
THIS SURVEY IS BASED ON: TEXAS
COORDINATE SYSTEM OF 1983, SOUTH
CENTRAL ZONE.



EXHIBIT

**0.5613 ACRE (24,449 SQUARE FEET)
40' PIPELINE & ACCESS EASEMENT
IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
FORT BEND COUNTY, TEXAS**

DRAWN: C.J.G.	ORIGINAL
APPROVED FOR ISSUE:	ISSUE DATE: JANUARY 10, 2015
	SCALE: 1" = 300'
	JOB NO.: 2141-002-00-561

13333 NW Freeway,
Suite 300
Houston, Tx. 77040
Phone: 713-462-3178

EXHIBIT VII
Oil & Gas Docket No. 03-0292286
FT. BEND JORDAN RANCH, LP

40' PIPELINE AND ACCESS EASEMENT

METES AND BOUNDS DESCRIPTION
OF 5.479 ACRES (238,667 SQUARE FEET) OF LAND IN THE
H.&T.C.R.R. CO. SECTION 75, SURVEY, A-155, WALLER COUNTY, TEXAS
AND THE H.&T.C.R.R. CO. SECTION 75, SURVEY, A-732, FORT BEND COUNTY, TEXAS

BEING 5.479 acres (238,667 square feet) of land in the H.&T.C.R.R. Co. Survey, Section 75, A-155, Waller County, Texas and the H.&T.C.R.R. Co. Survey, Section 75, A-732, Fort Bend County, Texas and being a portion of the 311.173 acre tract described in the deed from RPDC, Inc. to Blossom Development, Inc. recorded under File Number 2009014176, in the Official Public Records of Fort Bend County, Texas and Volume 1151, Page 17, in the Deed Records of Waller County, Texas, the 19.484 acre tract described in the deed from Highland Direction, L.L.C. (1% interest) The Rocco Paolo Silvestri Irrevocable Trust (49 1/2% interest) The Massimo Fabio Silvestri Irrevocable Trust (49 1/2% Interest) to Montco Lots, L.L.C. FILE No. 2012084815, in the Official Public Records of Fort Bend County, Texas, the 125.902 acre tract described in the deed from RPDC, Inc. to Titan Land Development, Inc. (25% Interest) and Festival Properties, Inc. (75% Interest) recorded under File No. 2008073182, in the Official Public Records of Fort Bend County, Texas, and the 24.720 acre tract described in the deed from RPDC, Inc. to Festival Properties, Inc. recorded under File No. 2008108921, in the Official Public Records of Fort Bend County, Texas, being more particularly described by metes and bounds as follows with bearings based on the Texas Coordinate System of 1983, South Central Zone:

COMMENCING at a 1/2-inch iron pipe found for the most northerly northwest corner of said 311.173 acre tract;

THENCE North 88° 02' 48" East – 1801.85 feet, with the north line of said 311.173 acre tract, to an angle corner, from which a 3/4-inch iron rod found for the northeast corner of the 15.000 acre tract described in the deed from Lyle Talbert Jordan, Trustee of the Lyle Talbert Jordan Non-GST Trust and Myrna Jean Jordan Nail, Trustee of the Myrna Jean Jordan Nail Non-GST Trust to Blossom Development, Inc. recorded under File No. 2007097360, in the Official Public Records of Fort Bend County, Texas, bears North 88° 02' 48" East – 3215.06 feet;

THENCE South 01° 57' 12" East – 511.03 feet to the most westerly northwest corner and **POINT OF BEGINNING** of the herein described easement;

THENCE North 65° 00' 39" East – 1229.30 feet to the most northerly northwest corner of the herein described easement;

THENCE North 88° 02' 48" East – 950.75 feet to the northeast corner of the herein described easement in the southeast line of a 75' Tennessee Gas Transmission Company Pipeline Easement recorded in Volume 1151, Page 17, in the Deed Records of Fort Bend County, Texas;;

THENCE South 37° 16' 51" West – 51.64 feet, with the southeast line of said 75' Tennessee Gas Transmission Company Pipeline Easement, to an angle corner of the herein described easement;

THENCE South 88° 02' 48" West – 97.72 feet to an angle corner of the herein described easement, in the northwest line of said 75' Tennessee Gas Transmission Company Pipeline Easement;

THENCE South 37° 44' 15" West – 61.84 feet, continuing with the northwest line of said 75' Tennessee Gas Transmission Company Pipeline Easement, to an angle corner of the herein described easement;

THENCE South 36° 49' 02" West – 2255.08 feet, continuing with said northwest line of a 75' Tennessee Gas Transmission Company Pipeline Easement, to an angle corner of the herein described easement;

THENCE South 37° 30' 24" West – 91.36 feet, continuing with the northwest line of said 75' Tennessee Gas Transmission Company Pipeline Easement to an angle corner of the herein described easement;

THENCE South 36° 43' 52" West – 1295.44 feet, with the northwest line of said 75' Tennessee Gas Transmission Company Pipeline Easement, to an angle corner of the herein described easement;

THENCE South 53° 16' 08" East – 75.00 feet to an angle corner of the herein described easement, in the southeast line of said 75' Tennessee Gas Transmission Company Pipeline Easement;

THENCE South 36° 43' 52" West – 40.00 feet, with the southeast line of said 75' Tennessee Gas Transmission Company Pipeline Easement, to an angle corner of the herein described easement;

THENCE North 53° 16' 08" West – 115.00 feet to the southwest corner of the herein described easement;

THENCE North 36° 43' 52" East – 1335.71 feet to an angle corner of the herein described easement;

THENCE North 37° 30' 24" East – 91.39 feet to an angle corner of the herein described easement;

THENCE North 36° 49' 02" East – 2255.16 feet to an angle corner of the herein described easement;

THENCE North 37° 44' 15" East – 28.96 feet to an angle corner of the herein described easement;

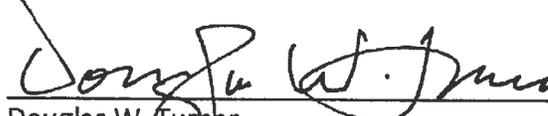
THENCE South 88° 02' 48" West – 760.23 feet to an angle corner of the herein described easement;

THENCE South 65° 00' 39" West – 1238.16 feet to an angle corner of the herein described easement;

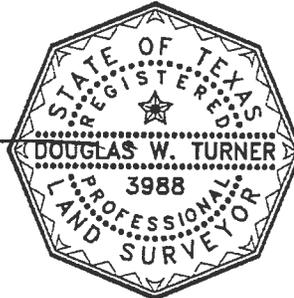
THENCE North 01° 57' 12" West – 43.47 feet to the **POINT OF BEGINNING** of the herein described easement and containing 5.479 acres (238,667 square feet) of land.

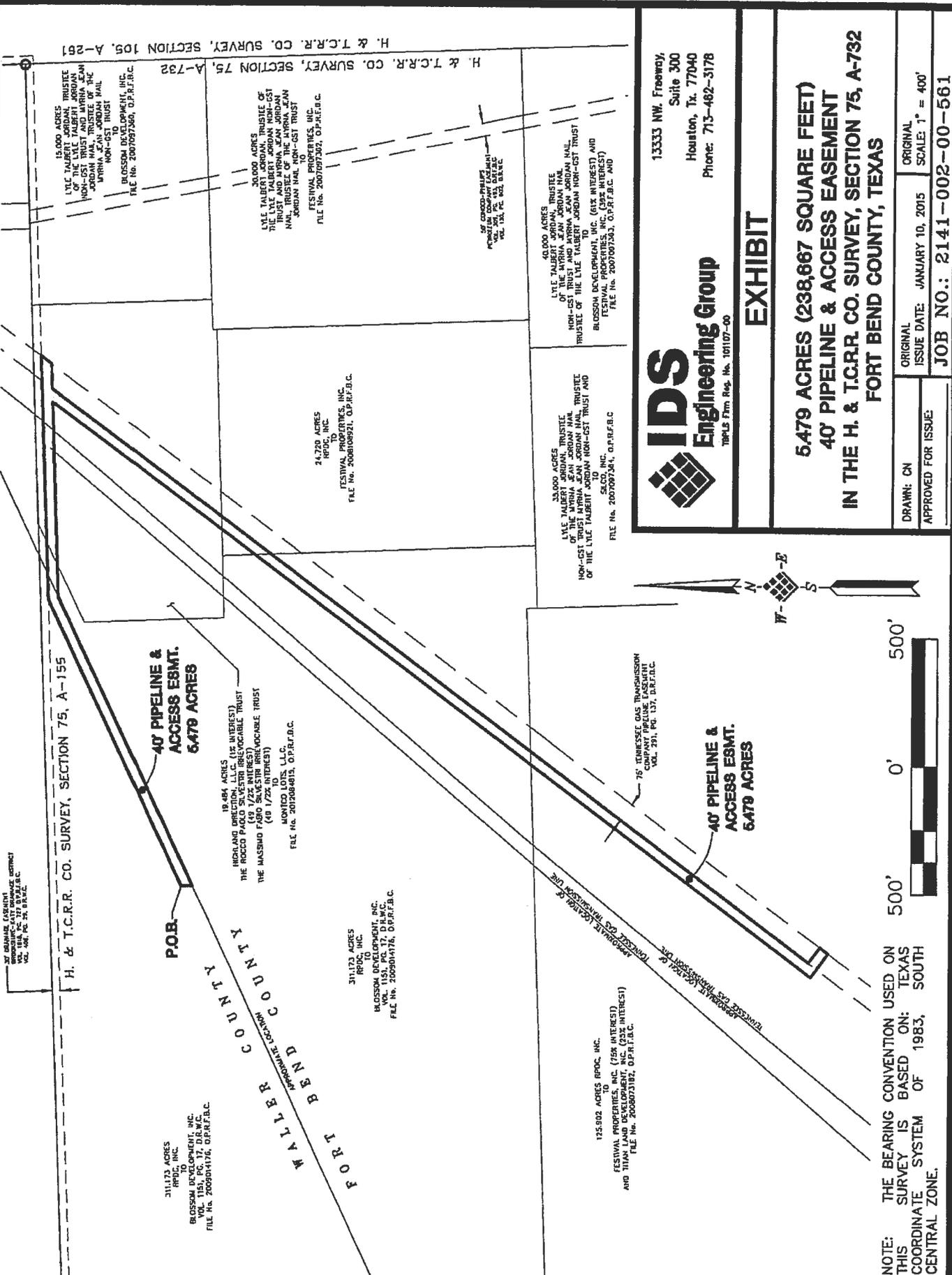
Prepared by:
IDS Engineering Group
Job Number 2141-002-00-561

January 10, 2015



Douglas W. Turner
Registered Professional Land Surveyor
Texas Registration Number 3988





15,000 ACRES OF THE LYLE TALBERT JORDAN TRUST
 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2007097360, O.P.R.F.B.C.

30,000 ACRES OF THE LYLE TALBERT JORDAN TRUST
 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2007097302, O.P.R.F.B.C.

24,720 ACRES OF THE LYLE TALBERT JORDAN TRUST
 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2008100921, O.P.R.F.B.C.

19,484 ACRES OF THE ROCCO PAGOLO SILVESTER IRREVOCABLE TRUST
 (50 1/2% INTEREST) AND THE MASSIMO PAGOLO SILVESTER IRREVOCABLE TRUST
 (49 1/2% INTEREST)
 DIVIDED LOTS, L.L.C.
 TO
 FILE NO. 2012040911, O.P.R.F.B.C.

31,173 ACRES OF THE LYLE TALBERT JORDAN TRUST
 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2008041016, O.P.R.F.B.C.

125,902 ACRES OF THE LYLE TALBERT JORDAN TRUST
 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2008073182, O.P.R.F.B.C.

40,000 ACRES OF THE LYLE TALBERT JORDAN TRUST
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 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
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 NON-GST TRUST
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19,484 ACRES OF THE ROCCO PAGOLO SILVESTER IRREVOCABLE TRUST
 (50 1/2% INTEREST) AND THE MASSIMO PAGOLO SILVESTER IRREVOCABLE TRUST
 (49 1/2% INTEREST)
 DIVIDED LOTS, L.L.C.
 TO
 FILE NO. 2012040911, O.P.R.F.B.C.

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 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
 FILE NO. 2008073182, O.P.R.F.B.C.

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 NON-GST TRUST OF THE ALYRA, JEAN JORDAN HALL
 TRUSTEE OF THE ALYRA, JEAN JORDAN HALL
 NON-GST TRUST
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19,484 ACRES OF THE ROCCO PAGOLO SILVESTER IRREVOCABLE TRUST
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 DIVIDED LOTS, L.L.C.
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31,173 ACRES OF THE LYLE TALBERT JORDAN TRUST
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 NON-GST TRUST
 FILE NO. 2007097302, O.P.R.F.B.C.

13333 NW. Freeway,
 Suite 300
 Houston, Tx. 77040
 Phone: 713-482-3178

IDS
Engineering Group
 10945 Fm. Rds. No. 101107-00

EXHIBIT

**5479 ACRES (238,867 SQUARE FEET)
 40' PIPELINE & ACCESS EASEMENT
 IN THE H. & T.C.R.R. CO. SURVEY, SECTION 75, A-732
 FORT BEND COUNTY, TEXAS**

DRAWN: CN
 APPROVED FOR ISSUE

ORIGINAL
 ISSUE DATE: JANUARY 10, 2015
 SCALE: 1" = 400'

JOB NO.: 2141-002-00-561

NOTE: THE BEARING CONVENTION USED ON THIS SURVEY IS BASED ON: TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.