

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0310854

APPLICATION OF AVANTI ACQUISITION COMPANY, LLC FOR APPROVAL OF A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 332.92 ACRE TRACT, HARRIS COUNTY, TEXAS

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by an Administrative Law Judge and Technical Examiner on June 22, 2018. 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, owners of possessory mineral interests, and mineral lessors in the proposed qualified subdivision. Notice of Hearing was published in Houston Chronicle Network's Tomball newspaper, a newspaper of general circulation in Harris County, Texas. The publication was done for four consecutive weeks, on May 16, 2018, May 23, 2018, May 30, 2018 and June 6, 2018.
2. No protests of the Application were filed, and no one appeared at the hearing to protest the application.
2. The Applicant is authorized to represent all of the surface ownership in this docket seeking approval of the proposed qualified subdivision.
3. The proposed qualified subdivision is in Harris County, a county having a population in excess of 400,000 people.
4. The proposed qualified subdivision has been subdivided in a manner authorized by law for residential and commercial development pursuant to the relevant ordinances governing subdivisions.
5. The proposed qualified subdivision contains 2 operation sites of 4 and 6 acres each in size. The operations sites have access to a public road. The operation sites may be used by the possessory mineral interest owners to explore for and produce minerals. The operation sites are located within the proposed qualified subdivision.

6. The proposed qualified subdivision plat contains provision for road and pipeline easements, which will provide ingress/egress to the operations sites as well as access to pipeline easements for the qualified subdivision. Road and pipeline easements for the operation sites will provide access to a public road.
7. The 2.5 mile area of review around the proposed qualified subdivision has been not been developed with any wells in a Commission designated field. There have been a total of 9 wells drilled within the 2.5 mile area of review. All were dryholes with records showing that all but one of the wells were plugged and abandoned.
8. The proposed operations sites and pipeline and access easements via a public road are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
9. The Applicant has waived the issuance of a Proposal for Decision in this docket.
10. The Applicant has 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 Avanti Acquisitions LLC for Commission approval of its proposed qualified subdivision meets the requirements of Texas Natural Resources Code, Chapter 92, and Statewide Rule 76 [16 TEX. ADMIN. CODE §3.76].
4. Pursuant to §2001.144(a)(4) of the Texas Government Code, and the consent of the applicants, this Final Order is effective when a Master Order relating to this Final Order is signed on September 18, 2018.

IT IS THEREFORE ORDERED that the application of Avanti Acquisitions, LLC pursuant to Statewide Rule 76 for approval of a Qualified Subdivision for a 332.92 Acre Tract in the Ersa Grae development in Harris County, Texas, with the drill sites and associated easements, set forth on Exhibit No.2, and more particularly described by the metes and bounds descriptions all attached hereto and incorporated herein for all purposes, is hereby APPROVED.

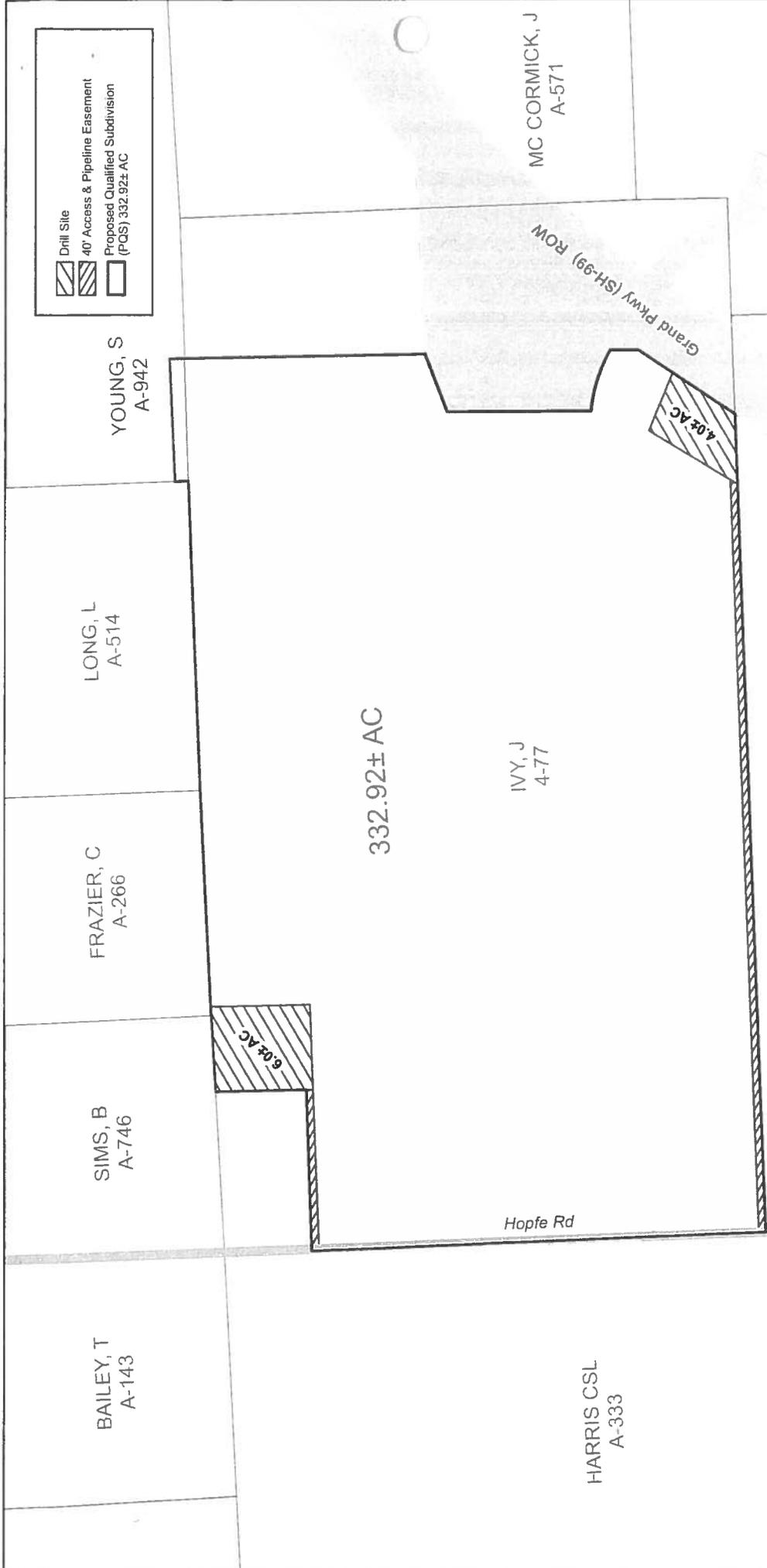
It is further ORDERED that this Final Order is effective on September 18, 2018, when the Master Order relating to this Final Order is signed. All pending motions and requests for relief not previously granted or granted herein are denied.

Done this 18th day of September 2018.

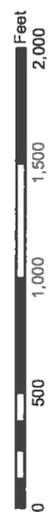
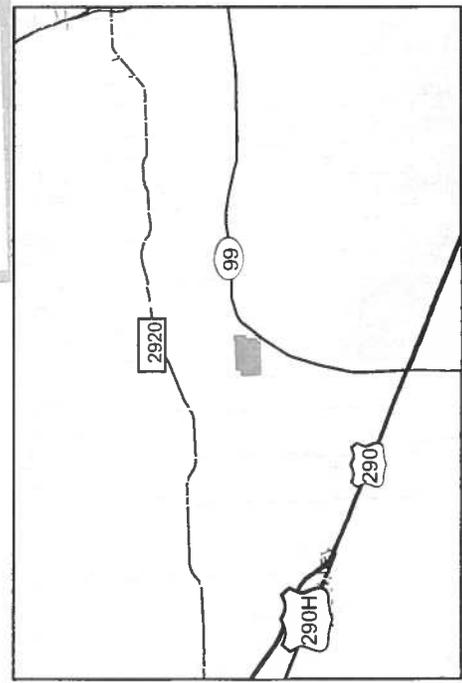
RAILROAD COMMISSION OF TEXAS

(Order approved, and signatures affixed by Hearings Divisions' Unprotested Master Order dated September 18, 2018)

 Drill Site
 40' Access & Pipeline Easement
 Proposed Qualified Subdivision
 (PQS) 332.92± AC



Webb St



Avanti Acquisition Company, LLC
 Exhibit No.: 03-0310854
 Docket No.:
 Date: 6/22/2018

DON RAY GEORGE & ASSOCIATES, INC.
 CONSULTING PETROLEUM ENGINEERS
 FOR
Avanti Acquisition Company, LLC
Proposed Qualified Subdivision
 PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76
 FOR A
332.92± Acre Tract
 LOCATED IN THE
IVY, J; A-477 and YOUNG, S; A-942
 Surveys
 Harris County, TX

332.92 Acres

John Ivy Survey, Abstract 477

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 332.92 acre tract of land in the John Ivy Survey, Abstract 477, Harris County, Texas, being comprised of the residue of that certain called 350 acre tract recorded under County Clerk's File Number R921581, Official Public Records of Real Property, Harris County, Texas, including that certain called 20 acre tract recorded under County Clerk's File Number R921586, Harris records, and the residue of that certain called 20 acre tract recorded under County Clerk's File Number R921585, Official Public Records of Real Property, Harris County, Texas, with all bearings based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.

Beginning at a 5/8 inch iron rod found in the east right-of-way line of Hopfe Road (width varies) for the southwest corner of said residue of a called 350 acre tract, same being the northwest corner of the adjoining Hamilton Estates Subdivision (an unrecorded subdivision in Harris County, Texas), being out of a called 50 acre tract recorded under County Clerk's File Number N661728, Official Public Records of Real Property, Harris County, Texas, and being the northwest corner of an adjoining called 1.831 acre tract recorded under County Clerk's File Number 20080325310, Official Public Records of Real Property, Harris County, Texas, for the southwest corner and **Place of Beginning** of the herein described tract, said point being in the south line of said John Ivy Survey, Abstract 477, same being the north line of the adjoining George Dedrick Survey, Abstract 242;

Thence North 02 degrees 02 minutes 54 seconds West (called North) along the west line of the herein described tract and said called 350 acre tract, same being the east right-of-way line of Hopfe Road, 2,580.79 feet to a 5/8 inch iron rod found for the lower northwest corner of the herein described tract, same being the southwest corner of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 20140255933, Official Public Records of Real Property, Harris County, Texas, from which point a 1-inch iron rod found in concrete for the northwest corner of said adjoining called 10.00 acre tract bears North 02 degrees 02 minutes 13 seconds West, 505.27 feet (adjoiner called North, 505.16 feet);

Thence North 87 degrees 50 minutes 25 seconds East (adjoiner called North 89 degrees 52 minutes 58 seconds East) along the common line of the herein described tract and said adjoining called 10.00 acre tract, 862.53 feet (adjoiner called 862.48 feet) to a 5/8 inch iron rod found for a reentry corner to the herein described tract, same being the southeast corner of said adjoining called 10.00 acre tract, from which point a found 3/4 inch iron rod bears South 05 degrees 43 minutes 09 seconds East, 9.52 feet;

Thence North 02 degrees 02 minutes 21 seconds West (adjoiner called North) continuing along said common line, 505.00 feet (adjoiner called 504.96 feet) to a 5/8 inch iron rod found for a northwest corner of the herein described tract, same being the northeast corner of said adjoining called 10.00 acre tract, and being in the north line of said called 350 acre tract and said John Ivy Survey, Abstract 477, same being the south line of the adjoining B. Sims Survey, Abstract 746, and the south line of an adjoining called 585.2333 acre tract recorded under County Clerk's File Number 20140310898, Official Public Records of Real Property, Harris County, Texas;

Thence North 87 degrees 51 minutes 30 seconds East (called East) along the north line of the herein described tract, the north line of said called 350 acre tract, and the north line of said John Ivy Survey, Abstract 477, same being the south line of said adjoining called 585.2333 acre tract, the south line of said adjoining B. Sims Survey, Abstract 746, the south line of the adjoining Charles Frazier Survey, Abstract 266, and the south line of the adjoining Lawrence Long Survey, Abstract 514, at 791.32 feet pass a 1-inch iron pipe (4-feet tall, bent) found 0.3 feet left of said line, at 3,374.37 feet pass a ½ inch iron pipe with cap marked "Kalkomey Surveying" found 0.35 feet left of said line, and continuing for a total distance of 3,415.97 feet to a 5/8 inch iron rod with cap marked "Prejean" found for a reentry corner to the herein described tract, same being the called southeast corner of said adjoining called 585.2333 acre tract;

Thence North 02 degrees 28 minutes 42 seconds West along the called east line of said adjoining called 585.2333 acre tract, 77.22 feet to a ½ inch iron rod found in an existing fence for the upper northwest corner of the herein described tract, said point being in the apparent occupied south line of the adjoining Plaza 290 Subdivision (an unrecorded subdivision in Harris County, Texas), from which point a 4-inch square concrete monument found for the upper southwest corner of a called 116.07 acre tract recorded under County Clerk's File Number J513375, Official Public Records of Real Property, Harris County, Texas, bears North 18 degrees 39 minutes 31 seconds East, 9.38 feet;

Thence North 86 degrees 38 minutes 27 seconds East along the upper north line of the herein described tract, being the apparent occupied south line of said adjoining Plaza 290 Subdivision, following an existing fence, 680.85 feet to a 5/8 inch iron rod found for the upper northeast corner of the herein described tract, being a reentry corner to the aforementioned called 116.07 acre tract, and being the northwest corner of the adjoining residue of a called 101.3992 acre tract (Tract 2) recorded under County Clerk's File Number 20100483336, Official Public Records of Real Property, Harris County, Texas;

Thence South 01 degree 43 minutes 27 seconds East (called South) along the east line of the herein described tract, same being the west line of said adjoining called 101.3992 acre tract, at 91.69 feet pass the northeast corner of the aforementioned called 350 acre tract, and continuing for a total distance of 1,420.46 feet to a Texas Department of Transportation (TxDOT) monument found for corner, said point being the northeast corner of an adjoining called 6.98 acre tract (Parcel 108 Part 3) recorded under County Clerk's File Number 20160002034, Official Public Records of Real Property, Harris County, Texas, same being the northwest corner of an adjoining called 51.64 acre tract (Parcel 109 Part 1) recorded under County Clerk's File Number 20140564383, Official Public Records of Real Property, Harris County, Texas;

Thence along the common line of the herein described tract and said adjoining called 6.98 acre tract to TxDOT monuments found at the following courses and distances:

South 69 degrees 13 minutes 49 seconds West, 348.24 feet (adjoiner called South 69 degrees 13 minutes 49 seconds West, 348.24 feet);

South 01 degree 00 minutes 57 seconds East, 805.28 feet (adjoiner called South 01 degree 00 minutes 38 seconds East, 805.38 feet);

South 81 degrees 03 minutes 46 seconds East, 92.90 feet (adjoiner called South 81 degrees 06 minutes 27 seconds East, 92.83 feet);

South 73 degrees 34 minutes 09 seconds East, 158.04 feet (adjoiner called South 73 degrees 34 minutes 07 seconds East, 158.18 feet);

South 61 degrees 43 minutes 00 seconds East, 95.56 feet (adjoiner called South 61 degrees 41 minutes 36 seconds East, 95.56 feet);

South 69 degrees 10 minutes 24 seconds East, 16.13 feet (adjoiner called South 69 degrees 30 minutes 36 seconds East, 16.13 feet) to a 5/8 inch iron rod with aluminum TxDOT disc found for corner, said point being the southeast corner of said adjoining called 6.98 acre tract, same being the upper southwest corner of said adjoining called 51.64 acre tract, and being the northwest corner of a noncontiguous portion of the residue of the aforementioned adjoining called 101.3992 acre tract;

Thence South 01 degree 43 minutes 27 seconds East (adjoiner called South 01 degree 43 minutes 27 seconds East) along the lower east line of the herein described tract and the east line of said called 350 acre tract, same being the west line of said adjoining noncontiguous portion of the residue of said adjoining called 101.3992 acre tract, 150.71 feet (adjoiner called 150.71 feet) to a 5/8 inch iron rod with cap marked "Jones | Carter" set for corner, said point being the most northerly corner of an adjoining called 7.02 acre tract (Parcel 108 Part 1) recorded under County Clerk's File Number 20160002034, Official Public Records of Real Property, Harris County, Texas, said point being in the northwesterly right-of-way line of State Highway 99 (Grand Parkway);

Thence South 32 degrees 26 minutes 24 seconds West (adjoiner called South 32 degrees 27 minutes 51 seconds West) along a southeasterly line of the herein described tract, same being the northwesterly right-of-way line of State Highway 99, 700.92 feet (adjoiner called 701.21 feet) to a TxDOT monument found for the southeast corner of the herein described tract, same being the southwest corner of said adjoining called 7.02 acre tract, and being in the south line of said called 350 acre tract and the south line of said John Ivy Survey, Abstract 477, same being the north line of the aforementioned adjoining George Dedrick Survey, Abstract 242, and the north line of the adjoining residue of a called 549.643 acre tract recorded under County Clerk's File Number 20120481228, Official Public Records of Real Property, Harris County, Texas;

Thence South 88 degrees 00 minutes 53 seconds West (called West) along the south line of the herein described tract and said John Ivy Survey, Abstract 477, same being the north line of said adjoining George Dedrick survey, Abstract 242, and the north line of said adjoining called 549.643 acre tract, 1,516.80 feet to a 1/2 inch iron rod found for angle point, said point being the northwest corner of said adjoining called 549.643 acre tract, same being the northeast corner of the aforementioned adjoining Hamilton Estates Subdivision, being the northeast corner of the aforementioned adjoining called 50 acre tract, and the northeast corner of an adjoining called 1.000 acre tract recorded under County Clerk's File Number 20130356172, Official Public Records of Real Property, Harris County, Texas;

Thence South 87 degrees 57 minutes 50 seconds West (called West) along the south line of the herein described tract and said John Ivy Survey, Abstract 477, same being the north line of said adjoining George Dedrick Survey, Abstract 242, the north line of said adjoining called 50 acre tract, and the north line of said adjoining called 1.000 acre tract, and along the north line of those certain tracts within said adjoining Hamilton Estates Subdivision, being a called 1.000 acre tract recorded under County Clerk's File Number Y156939, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number V359524, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 20070169666, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number S759176, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number U039094, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number Y728315, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 2016-56383, Official Public Records of Real Property, Harris County, Texas, a called 1.00 acre tract recorded under County Clerk's File Number 20140013228, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 2016-313705, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 20100519413, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number S133576, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number P036487, Official Public Records of Real Property, Harris County, Texas, a called 1.00 acre tract recorded under County Clerk's File Number 20080517579, Official Public Records of Real Property, Harris County, Texas, a called 1.0000 acre tract recorded under County Clerk's File Number 2016-170673, Official Public Records of Real Property, Harris County, Texas, a called 1.0000 acre tract recorded under County Clerk's File Number P650862, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number Y943028, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 20080465087, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number W540422, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 2016-384036, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number V325538, Official Public Records of Real Property, Harris County, Texas, a called 1.00 acre tract recorded under County Clerk's File Number 20070446953, Official Public Records of Real Property, Harris County, Texas, a called 1.000 acre tract recorded under County Clerk's File Number 20130343406, Official Public Records of Real Property, Harris County, Texas, and the aforementioned adjoining called 1.831 acre tract, at 118.28 feet pass a ½ inch iron rod found 3.4 feet left of said line, at 244.28 feet pass a ½ inch iron rod found on said line, at 488.15 feet pass a ½ inch iron rod found 0.10 feet left of said line, at 610.75 feet pass a ½ inch iron rod found 0.15 feet left of said line, at 732.75 feet pass a ½ inch iron rod found 0.19 feet left of said line, at 854.85 feet pass a ½ inch iron rod found 0.20 feet left of said line, at 1,099.29 feet pass a ½ inch iron rod found 0.30 feet left of said line, at 1,587.42 feet pass a ½ inch iron rod found 0.42 feet left of said line, at 1,708.87 feet pass a ½ inch iron rod found 0.49 feet left of said line, at 2,074.74 feet pass a ½ inch iron rod found 0.13 feet left of said line, at 2,196.99 feet pass a ½ inch iron rod found 0.50 feet left of said line, at 2,440.73 feet pass a ½ inch iron rod found 0.73 feet left of said line, at 2,562.73 feet pass a ½ inch iron rod found 0.73 feet left of said line, and continuing for a total distance of 3,030.22 feet to the **Place of Beginning** and containing 332.92 acres of land, more or less.

332.92 Acres

John Ivy Survey, Abstract 477

For reference and further description see Survey Plat No. 10830 prepared by the undersigned on same date.

November 14, 2017

Job Number 11646-0001-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



A handwritten signature in black ink, appearing to read "Chris D. Kalkomey", is written over a horizontal line.

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 6.00 acre tract of land in the John Ivy Survey, Abstract 477, Harris County, Texas, being out of that certain residue of a called 350 acre tract recorded under County Clerk's File Number R921581, Official Public Records of Real Property, Harris County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod found for the upper northwest corner of said residue of a called 350 acre tract, same being the northeast corner of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 20140255933, Official Public Records of Real Property, Harris County, Texas, and being in the north line of said John Ivy Survey, Abstract 477, same being the south line of the adjoining B. Sims Survey, Abstract 746, and the south line of an adjoining called 585.2333 acre tract recorded under County Clerk's File Number 20140310898, Official Public Records of Real Property, Harris County, Texas;

Thence North 87 degrees 51 minutes 30 seconds East (called East) along the north line of the herein described tract, the north line of said called 350 acre tract, and the north line of said John Ivy Survey, Abstract 477, same being the south line of said adjoining called 585.2333 acre tract, and the south line of said adjoining B. Sims Survey, Abstract 746, 479.63 feet to a point for the northeast corner of the herein described tract;

Thence South 02 degrees 02 minutes 21 seconds East establishing the east line of the herein described tract, 544.85 feet to a point for the southeast corner of the herein described tract;

Thence South 87 degrees 50 minutes 25 seconds West establishing the south line of the herein described tract, 479.63 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of an adjoining 40-foot wide strip of land (Easement No. 1) surveyed by the undersigned this date;

Thence North 02 degrees 02 minutes 21 seconds West along the west line of the herein described tract, same being the east line of said adjoining Easement No. 1, at 40.00 feet pass a 5/8 inch iron rod found for the southeast corner of the aforementioned adjoining called 10.00 acre tract, and continuing for a total distance of 545.00 feet to the **Place of Beginning** and containing 6.00 acres of land, more or less.

Drill Site No. 1

John Ivy Survey, Abstract 477

For reference and further description see Survey Plat No. 12159 prepared by the undersigned on same date.

November 14, 2017

Job Number 05489-0802-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



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

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

Drill Site No. 2

John Ivy Survey, Abstract 477

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 4.00 acre tract of land in the John Ivy Survey, Abstract 477, Harris County, Texas, being out of and a part of the residue of that certain called 350 acre tract recorded under County Clerk's File Number R921581, Official Public Records of Real Property, Harris County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a Texas Department of Transportation monument found in the west right-of-way line of State Highway 99 (Grand Parkway) for the southeast corner and **Place of Beginning** of the herein described tract, being the lower southeast corner of a 332.92 acre tract surveyed by the undersigned this date, same being the southwest corner of said adjoining called 7.02 acre tract, said point being in the south line of said called 350 acre tract and the south line of said John Ivy Survey, Abstract 477, same being the north line of the adjoining George Dedrick Survey, Abstract 242, and the north line of the adjoining residue of a called 549.643 acre tract recorded under County Clerk's File Number 20120481228, Official Public Records of Real Property, Harris County, Texas;

Thence South 88 degrees 00 minutes 53 seconds West (called West) along the south line of the herein described tract and said John Ivy Survey, Abstract 477, same being the north line of said adjoining George Dedrick survey, Abstract 242, and the north line of said adjoining called 549.643 acre tract, 428.16 feet to a point for the southwest corner of the herein described tract, same being the southeast corner of an adjoining 40-foot wide strip of land (Easement No. 2) surveyed by the undersigned this date;

Thence North 32 degrees 26 minutes 24 seconds East establishing the west line of the herein described tract, at 48.49 feet pass the northeast corner of said adjoining 40-foot wide strip of land, and continuing for a total distance of 581.89 feet to a point for the northwest corner of the herein described tract;

Thence South 67 degrees 59 minutes 05 seconds East establishing the north line of the herein described tract, 359.10 feet to a point for the northeast corner of the herein described tract, said point being in the west right-of-way of State Highway 99 (Grand Parkway), from which point a 5/8 inch iron rod with cap marked "Jones | Carter" set for the upper southeast corner of said 332.92 acre tract bears North 32 degrees 26 minutes 24 seconds East, 296.10 feet;

Thence South 32 degrees 26 minutes 24 seconds West (adjoiner called South 32 degrees 27 minutes 51 seconds West) along a southeasterly line of the herein described tract, same being the northwesterly right-of-way line of State Highway 99, 404.82 feet to the **Place of Beginning** and containing 4.00 acres of land, more or less.

Drill Site No. 2

John Ivy Survey, Abstract 477

For reference and further description see Survey Plat No. 12160 prepared by the undersigned on same date.

November 14, 2017

Job Number 05489-0802-00

Jones | Carter
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Texas Board of Professional Land
Surveying Registration No. 10046104



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

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 40-foot wide strip of land in the John Ivy Survey, Abstract 477, Harris County, Texas, being over, through and across a portion of the residue of that certain called 350 acre tract recorded under County Clerk's File Number R921581, Official Public Records of Real Property, Harris County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod found in the east right-of-way line of Hopfe Road (width varies) for the lower northwest corner of said residue of a called 350 acre tract, same being the southwest corner of an adjoining called 10.00 acre tract recorded under County Clerk's File Number 20140255933, Official Public Records of Real Property, Harris County, Texas, for the northwest corner and **Place of Beginning** of the herein described 40-foot wide strip of land, from which point a 1-inch iron rod found in concrete for the northwest corner of said adjoining called 10.00 acre tract bears North 02 degrees 02 minutes 13 seconds West, 505.27 feet (adjoiner called North, 505.16 feet);

Thence North 87 degrees 50 minutes 25 seconds East (adjoiner called North 89 degrees 52 minutes 58 seconds East) along the common line of the herein described 40-foot wide strip of land and said adjoining called 10.00 acre tract, 862.53 feet (adjoiner called 862.48 feet) to a 5/8 inch iron rod found for the northeast corner of the herein described 40-foot wide strip of land, same being the southeast corner of said adjoining called 10.00 acre tract, said point being in the west line of an adjoining 6.00 acre Drill Site No. 1 surveyed by the undersigned this date, from which point a found 3/4 inch iron pipe bears South 05 degrees 43 minutes 09 seconds East, 9.52 feet;

Thence South 02 degrees 02 minutes 21 seconds East establishing the east line of the herein described 40-foot wide strip of land, being the west line of said adjoining Drill Site No. 1, 40.00 feet to a point for the southeast corner of the herein described 40-foot wide strip of land, same being the southwest corner of said adjoining Drill Site No. 1;

Thence South 87 degrees 50 minutes 25 seconds West establishing the south line of the herein described 40-foot wide strip of land, 862.52 feet to a point for the southwest corner of the herein described 40-foot wide strip of land, said point being in the west line of the aforementioned residue of a called 350 acre tract, same being the east right-of-way line of Hopfe Road;

Thence North 02 degrees 02 minutes 54 seconds West (called North) along the west line of the herein described 40-foot wide strip of land and said residue of a called 350 acre tract, same being the east right-of-way line of Hopfe Road, 40.00 feet to the **Place of Beginning** and containing 331.60 acres of land, more or less.

40-Foot Wide Easement No. 1

John Ivy Survey, Abstract 477

For reference and further description see Survey Plat No. 12159 prepared by the undersigned on same date.

November 14, 2017

Job Number 05489-0802-00

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6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104



A handwritten signature in black ink, appearing to read "Chris D. Kalkomey".

Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 40-foot wide strip of land in the John Ivy Survey, Abstract 477, Harris County, Texas, being over, through and across the residue of that certain called 350 acre tract recorded under County Clerk's File Number R921581, Official Public Records of Real Property, Harris County, Texas, including that certain called 20 acre tract recorded under County Clerk's File Number R921586, Harris records, and the residue of that certain called 20 acre tract recorded under County Clerk's File Number R921585, Official Public Records of Real Property, Harris County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

Beginning at a 5/8 inch iron rod found in the east right-of-way line of Hopfe Road (width varies) for the southwest corner of said residue of a called 350 acre tract, same being the northwest corner of the adjoining Hamilton Estates Subdivision (an unrecorded subdivision in Harris County, Texas), being out of a called 50 acre tract recorded under County Clerk's File Number N661728, Official Public Records of Real Property, Harris County, Texas, and being the northwest corner of an adjoining called 1.831 acre tract recorded under County Clerk's File Number 20080325310, Official Public Records of Real Property, Harris County, Texas, for the southwest corner and **Place of Beginning** of the herein described 40-foot wide strip of land, said point being in the south line of said John Ivy Survey, Abstract 477, same being the north line of the adjoining George Dedrick Survey, Abstract 242;

Thence North 02 degrees 02 minutes 54 seconds West (called North) along the west line of the herein described 40-foot wide strip of land and said called 350 acre tract, same being the east right-of-way line of Hopfe Road, 40.00 feet to a point for the northwest corner of the herein described 40-foot wide strip of land;

Thence North 87 degrees 57 minutes 50 seconds East along a line being 40.00 feet perpendicular from and parallel to the south line of said called 350 acre tract, 3,030.24 feet to an angle point;

Thence North 88 degrees 00 minutes 53 seconds East continuing along said line, 1,116.07 feet to a point for the northeast corner of the herein described 40-foot wide strip of land, said point being in the west line of an adjoining 4.00 acre Drill Site No. 2 surveyed by the undersigned this date;

Thence South 32 degrees 26 minutes 24 seconds West along the west line of said adjoining Drill Site No. 2, 48.49 feet to a point for the southeast corner of the herein described 40-foot wide strip of land, said point being in the south line of said called 350 acre tract and the south line of said John Ivy Survey, Abstract 477, same being the north line of the aforementioned adjoining George Dedrick Survey, Abstract 242, and the north line of the adjoining residue of a called 549.643 acre tract recorded under County Clerk's File Number 20120481228, Official Public Records of Real Property, Harris County, Texas, said point bears South 88 degrees 00 minutes 53 seconds West, 428.16 feet from a Texas Department of Transportation monument found at the intersection of the south line of said called 350 acre tract and the west right-of-way line of State Highway 99 (Grand Parkway);

Thence South 88 degrees 00 minutes 53 seconds West (called West) along the south line of the herein described 40-foot wide strip and said John Ivy Survey, Abstract 477, same being the north line of said adjoining George Dedrick survey, Abstract 242, and the north line of said adjoining called 549.643 acre tract, 1,088.64 feet to a ½ inch iron rod found for angle point, said point being the northwest corner of said adjoining called 549.643 acre tract, same being the northeast corner of the aforementioned adjoining Hamilton Estates Subdivision, being the northeast corner of the aforementioned adjoining called 50 acre tract, and the northeast corner of an adjoining called 1.000 acre tract recorded under County Clerk's File Number 20130356172, Official Public Records of Real Property, Harris County, Texas;

Thence South 87 degrees 57 minutes 50 seconds West (called West) along the south line of the herein described tract and said John Ivy Survey, Abstract 477, same being the north line of said adjoining George Dedrick Survey, Abstract 242, the north line of said adjoining called 50 acre tract, and the north line of said Hamilton Estates Subdivision, 3,030.22 feet to the **Place of Beginning** and containing 3.79 acres of land, more or less.

For reference and further description see Survey Plat No. 12160 prepared by the undersigned on same date.

November 14, 2017

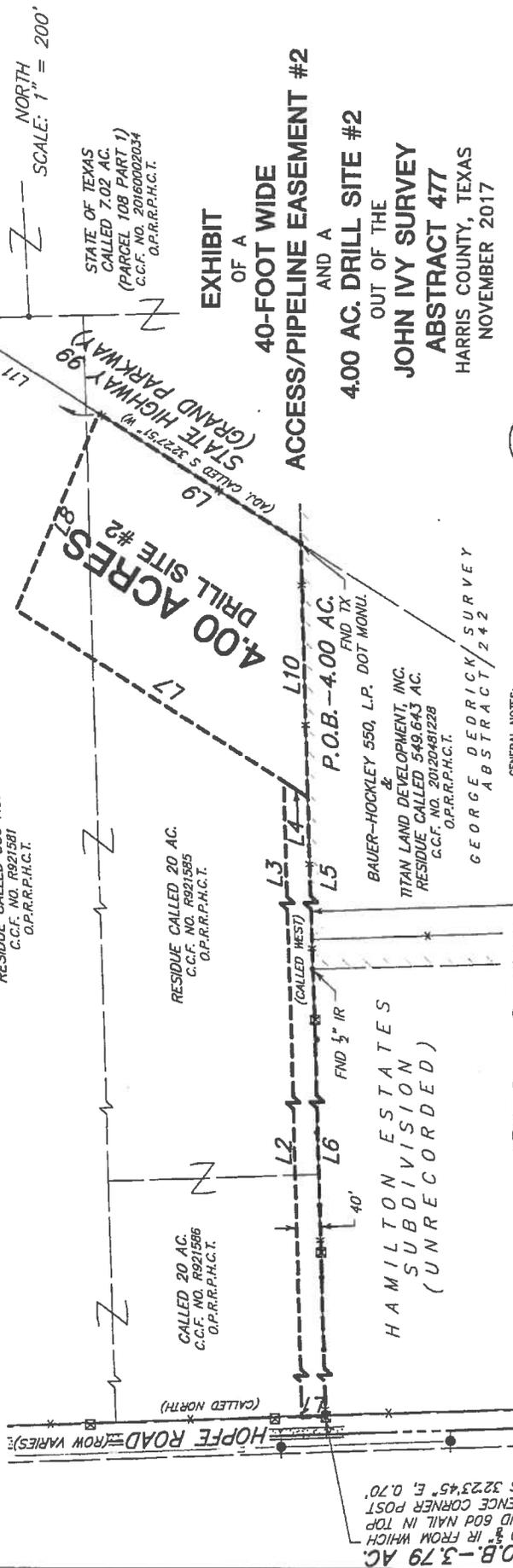
Job Number 05489-0802-00

Jones | Carter
Charlie Kalkomey Surveying Division
6415 Reading Road
Rosenberg, TX 77471-5655
(281) 342-2033
Texas Board of Professional Land
Surveying Registration No. 10046104




Acting By/Through Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869
CDKalkomey@jonescarter.com

LINE	BEARING	DISTANCE
L1	N 02°02'54" W	40.00'
L2	N 87°57'50" E	3,030.24'
L3	N 88°00'53" E	1,116.07'
L4	S 32°26'24" W	48.49'
L5	S 88°00'53" W	1,088.64'
L6	S 87°57'50" W	3,030.22'
L7	N 32°26'24" E	581.89'
L8	S 67°59'05" E	359.10'
L9	S 32°26'24" W	404.82'
L10	S 88°00'53" W	428.16'
L11	N 32°26'24" E	296.10'



J|C JONES | CARTER

**EXHIBIT OF A
40-FOOT WIDE
ACCESS/PIPELINE EASEMENT #2
AND A
4.00 AC. DRILL SITE #2
OUT OF THE
JOHN IVY SURVEY
ABSTRACT 477
HARRIS COUNTY, TEXAS
NOVEMBER 2017**

**3.79 ACRES
40' WIDE ACCESS
AND PIPELINE EASEMENT #2**

GENERAL NOTES:
1. Bearings are based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
2. For reference and further description, see notes and bounds description, job number 05489-0802-00, prepared by Jones|Carter on same date.

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