

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0292285

**APPLICATION OF FORT BEND JORDAN RANCH, LP FOR APPROVAL OF A
PROPOSED QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A
620.14 ACRE TRACT IN THE J.G. BENNETT SURVEY, A-611 AND THE H.&T. C.
R.R. CO. SURVEY, SECTION 105, A-261, 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 and November 20, 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 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 620.14 acres in the J.G. Bennett Survey, A-611 and the H.&T. C. R.R. Co. Survey, Section 105, A-261, including three operations sites totaling 16 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 620.14 acre qualified subdivision is set

forth in Exhibit II. A metes and bounds description for the northernmost 8.212 acre operations site is set forth as Exhibit III, a metes and bounds description for the centrally located 4.032 acre operations site is set forth as Exhibit IV and a metes and bounds description for the southernmost 4.050 acre operations site is set forth as Exhibit V. A metes and bounds description of the northernmost permanent 3.538 acre pipeline and access easement to the northern and centrally located drill sites is set forth as Exhibit VI. A metes and bounds description of the southernmost permanent 0.345 acre pipeline and access easement 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. Three wells have been drilled within the Proposed Qualified subdivision. One well has been plugged and abandoned. The two remaining wells have unresolved H-15 problems. 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 January 27, 2015.

IT IS THEREFORE ORDERED that the application of Fort Bend Jordan Ranch, LP for approval of a qualified subdivision containing 620.14 acres of land in the J.G. Bennett Survey, A-611 and the H.&T. C. R.R. Co. Survey, Section 105, A-261 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 January 27, 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.

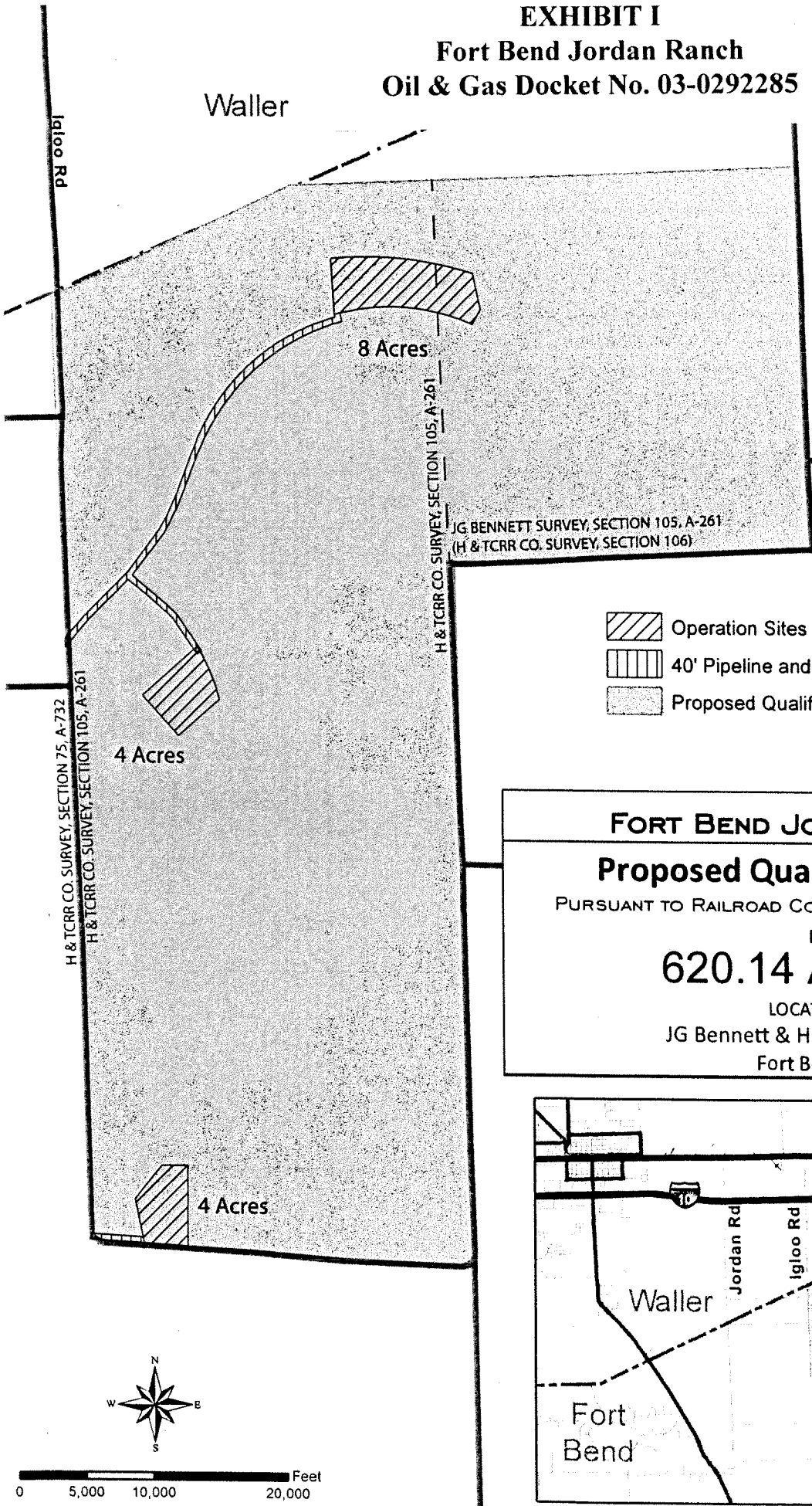
Done this 27th day of January, 2015, in Austin, Texas.

RAILROAD COMMISSION OF TEXAS




**(Order approved and signatures affixed by
Hearings Division Unprotested Master Order dated
January 27, 2015)**

EXHIBIT I
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

Waller



FORT BEND JORDAN RANCH, LP	
Exhibit No.:	
Docket No.:	03-0292285
Date:	11/14/2014

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

FORT BEND JORDAN RANCH LP

Proposed Qualified Subdivision

PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76

FOR A

620.14 Acre Tract

LOCATED IN THE
 JG Bennett & H & TCRR Co. Survey
 Fort Bend, Texas

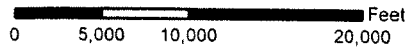
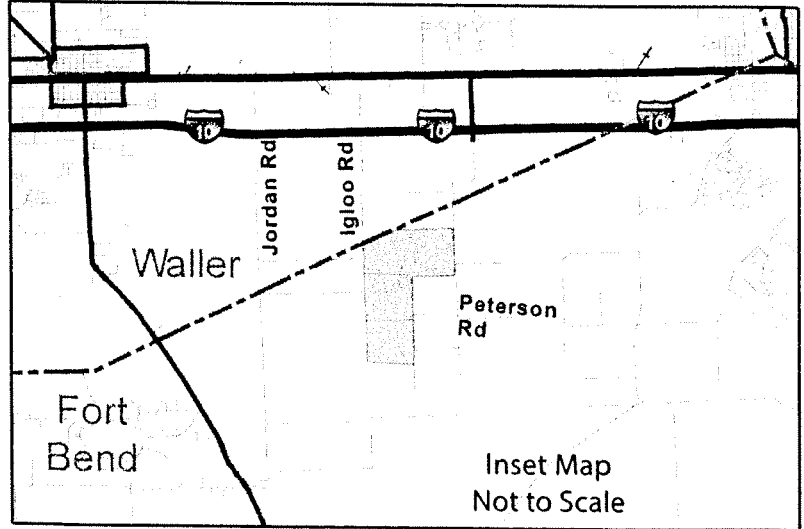


EXHIBIT II
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

UNIT 2 – JORDAN UNIT
METES AND BOUNDS DESCRIPTION
OF 620.14 ACRES OF LAND
IN THE J. G. BENNET SURVEY, A-611 AND THE
H. & T. C. R.R. CO. SECTION 105, SURVEY, A-261
FORT BEND COUNTY, TEXAS

Being 620.14 acres of land, in the J.G. Bennett Survey, A-611, and the H.&T.C.R.R. Co. Survey, Section 105, A-261, Fort Bend County, Texas, being a portion of the 235.146 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 Silvestri Investments of Florida, Inc. recorded under File No. 2007009964, in the Official Public Records of Fort Bend County, Texas, and a portion 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 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 said 474.671 acre tract, 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 – 708.02 feet, with the west line of said 474.671 acre tract, to the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE North 65° 00' 39" East – 1841.76 feet, to an angle corner of the herein described tract;

THENCE North 87° 37' 06" East – 1011.45 feet, to an angle corner of the herein described tract;

THENCE North 87° 31' 46" East – 2597.32 feet, to the northeast corner of the herein described tract;

THENCE South 01° 55' 40" East – 2697.67 feet, to an angle corner of the herein described tract;

THENCE South 87° 14' 45" West – 2533.40 feet, to an angle corner of the herein described tract;

THENCE South 01° 54' 37" East – 2397.64 feet, to an angle corner of the herein described tract;

THENCE South 01° 12' 15" East – 2565.81 feet, to the most southerly southeast corner of the herein described tract;

THENCE North 86° 18' 32" West – 2736.49 feet, to the southwest corner of the herein described tract;

THENCE North 01° 58' 56" West – 2434.00 feet, to an angle corner of the herein described tract;

THENCE North 02° 07' 18" West – 3428.61 feet, to an angle corner of the herein described tract;

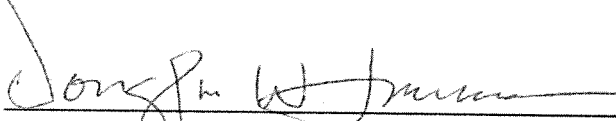
THENCE North 01° 54' 14" West – 812.88 feet, to the **POINT OF BEGINNING** of the herein described tract and containing 620.14 acres of land.

Prepared by:

IDS Engineering Group

Job No. 2141-002-00-560

August 27, 2014



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

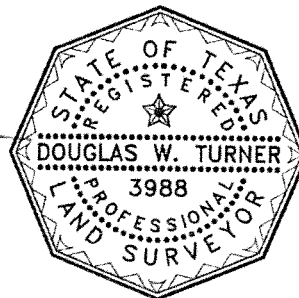


EXHIBIT III
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

DRILL SITE

Rule 76 Proposed Qualified
Subdivision Containing
620.14 Acres

METES AND BOUNDS DESCRIPTION
OF 8.212 ACRES (357,722 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 105, ABSTRACT NUMBER 261 AND THE J.G.
BENNETT SURVEY, ABSTRACT NUMBER 61 (H.&T.C.R.R. CO. SURVEY, SECTION 106)
IN FORT BEND COUNTY, TEXAS

BEING 8.212 acres (357,722 square feet) of land in the H.&T.C.R.R. Company Survey, Section 105, Abstract Number 261 and the J.G. Bennett Survey, Abstract Number 61 in Fort Bend County, Texas and being a portion of a 235.146 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 2007009964 of the Official Public Records of Real Property 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 77 degrees 31 minutes 56 seconds East – 2040.98 feet to the northwest corner and POINT OF BEGINNING of the herein described tract and being at the beginning of a curve to the right;

THENCE, in a southeasterly direction with said curve to the right having a radius of 2533.01 feet, a central angle of 22 degrees 56 minutes 49 seconds, and a chord bearing and distance of South 84 degrees 18 minutes 59 seconds East – 1007.71 feet, an arc distance of 1014.47 feet to the northeast corner of the herein described tract;

THENCE, South 12 degrees 33 minutes 12 seconds East – 256.00 feet to an angle point;

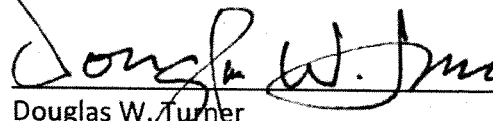
THENCE, South 29 degrees 26 minutes 41 seconds West – 119.30 feet to the southeast corner of the herein described tract at the beginning of a non-tangent curve to the left;

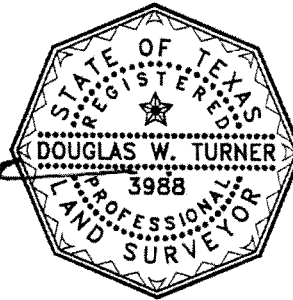
THENCE, in a northwesterly direction with said curve to the left having a radius of 1475.00 feet, a central angle of 38 degrees 45 minutes 38 seconds, and a chord bearing and distance of North 86 degrees 23 minutes 33 seconds West – 978.92 feet, an arc distance of 997.84 feet to the southwest corner of the herein described tract;

THENCE, North 03 degrees 19 minutes 28 seconds West – 392.63 feet to the POINT OF BEGINNING and containing 8.212 acres (357,722 square feet) of land.

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

November 18, 2014


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



300' 0 300'



TRACT 2
31.29 ACRES
FORESTAR/MVC WCF LLC
TO
WESTIN HOMES AND PROPERTIES, L.P.
FILE NO. 2014067052, DP-RRIP.

TRACT 3
6.759 ACRES
FORESTAR/MVC WCF LLC
TO
WESTIN HOMES AND PROPERTIES, L.P.
FILE NO. 2014067052, DP-RRIP.

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

20' HOUSTON PIPELINE
COMPANY EASEMENT VOL.
1151, PG. 885, D.R.F.B.C.

20' X 20' HOUSTON PIPELINE
COMPANY EASEMENT
VOL. 1051, PG. 774, D.R.F.B.C.

60' SEAWAY PIPELINE, INC.
EASEMENT VOL. 264, PG. 595, D.R.V.C. AND VOL.
674, PG. 317, D.R.F.B.C. ASSIGNED TO PHILLIPS
NATURAL GAS COMPANY VOL. 1449, PG. 472,
D.R.F.B.C. 50' EXXON GAS PIPELINE COMPANY
EASEMENT FILE NO. 9522131,
D.P.R.F.B.C.

5' SEAWAY PIPELINE, INC.
PIPELINE EASEMENT
FILE NO. 2013022824, D.P.R.F.B.C.

235,146 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
SILVESTRI INVESTMENTS OF FLORIDIA, INC.
FILE NO. 2007009964, D.P.R.F.B.C.

DRILL SITE
8.212 ACRES

P.O.B.

PROPOSED STREET
R.O.W.

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. 2007009962, D.P.R.F.B.C.

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

EXHIBIT

8.212 ACRES (357,722 SQUARE FEET)
DRILL SITE

IN THE J.G. BENNETT SURVEY, A-611
& THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS

DRAWN: C.G.
APPROVED FOR ISSUE:

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

IDS Engineering Group
V:\BSS\21006\2141-002-00\Platner_MJD_3-Jordan_Tract\Task_Drill_Site\Work_in_Progress\DRILL_SITE_4_Exporting-Layout\Plotted Nov 19, 2014 at 4:31pm by Arvin

EXHIBIT IV
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

Rule 76 Proposed Qualified
Subdivision Containing
620.14 Acres

DRILL SITE

METES AND BOUNDS DESCRIPTION
OF 4.032 ACRES (175,655 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 105, ABSTRACT NUMBER 261
IN FORT BEND COUNTY, TEXAS

BEING 4.032 acres (175,655 square feet) of land in the H.&T.C.R.R. Company Survey, Section 105, Abstract Number 261 and the J.G. Bennett Survey, Abstract Number 61 in Fort Bend County, Texas and being a portion of a 235.146 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 2007009964 of the Official Public Records of Real Property 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 18 degrees 03 minutes 47 seconds East – 3343.41 feet, to the north corner and POINT OF BEGINNING of the herein described tract and being at the beginning of a curve to the right;

THENCE, in a southeasterly direction with said curve to the right having a radius of 1450.00 feet, a central angle of 15 degrees 58 minutes 45 seconds, and a chord bearing and distance of South 22 degrees 27 minutes 58 seconds East – 403.08 feet, an arc distance of 404.39 feet to the east corner of the herein described tract;

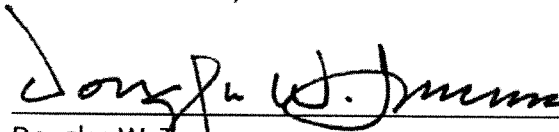
THENCE, South 48 degrees 06 minutes 54 seconds West – 385.79 feet, to the south corner of the herein described tract;

THENCE, North 41 degrees 47 minutes 54 seconds West – 379.57 feet, to the west corner of the herein described tract;

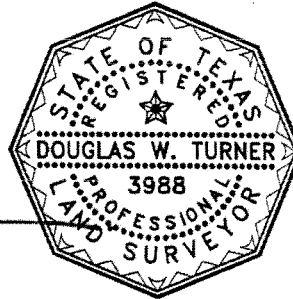
THENCE, North 48 degrees 03 minutes 06 seconds East – 519.22 feet, to the POINT OF BEGINNING and containing 4.032 acres (175,655 square feet) of land.

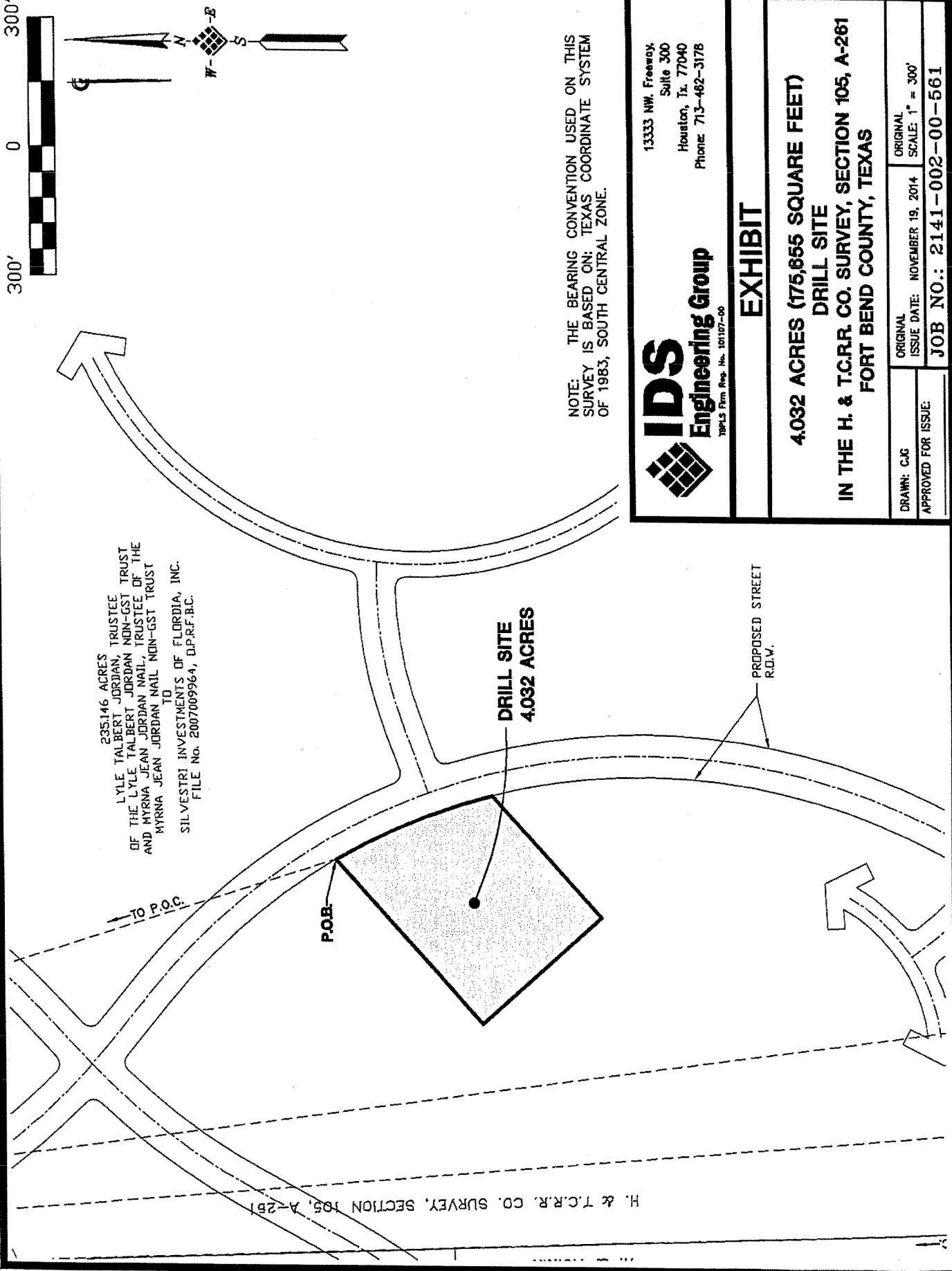
Prepared by:
IDS Engineering Group
Job No. 2141-002-00-561

November 18, 2014
Rev November 22, 2014



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





235.146 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
 SILVESTRI INVESTMENTS OF FLORIDA, INC.
 FILE NO. 2007009964, D.P.R.F.B.C.

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

EXHIBIT

**4.032 ACRES (176,655 SQUARE FEET)
 DRILL SITE
 IN THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS**

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

EXHIBIT V
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

Rule 76 Proposed Qualified
Subdivision Containing
620.14 Acres

DRILL SITE

METES AND BOUNDS DESCRIPTION
OF 4.050 ACRES (176,401 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 105, ABSTRACT NUMBER 261
IN FORT BEND COUNTY, TEXAS

BEING 4.050 acres (176,401 square feet) of land in the H.&T.C.R.R. Company Survey, Section 105, Abstract Number 261 and being a portion of the 474.671 acre tract of land 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 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 said 474.671 acre tract 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 07 degrees 53 minutes 28 seconds East – 6920.71 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, South 00 degrees 09 minutes 45 seconds West – 568.17 feet to the southeast corner of the herein described tract;

THENCE, North 86 degrees 18 minutes 32 seconds West – 309.22 feet to the southwest corner of the herein described tract;

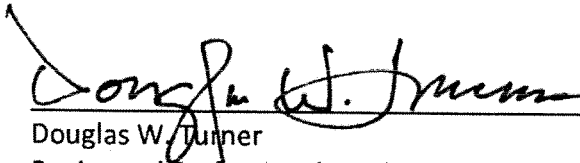
THENCE, North 11 degrees 08 minutes 55 seconds West – 326.43 feet to the west corner of the herein described tract;

THENCE, North 38 degrees 40 minutes 02 seconds East – 291.84 feet to an angler corner;

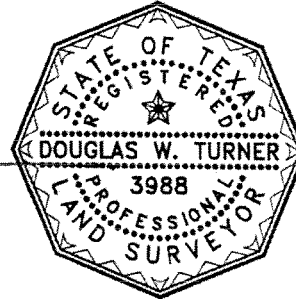
THENCE, North 89 degrees 57 minutes 43 seconds East – 190.97 feet to the POINT OF BEGINNING and containing 4.050 acres (176,401 square feet) of land.

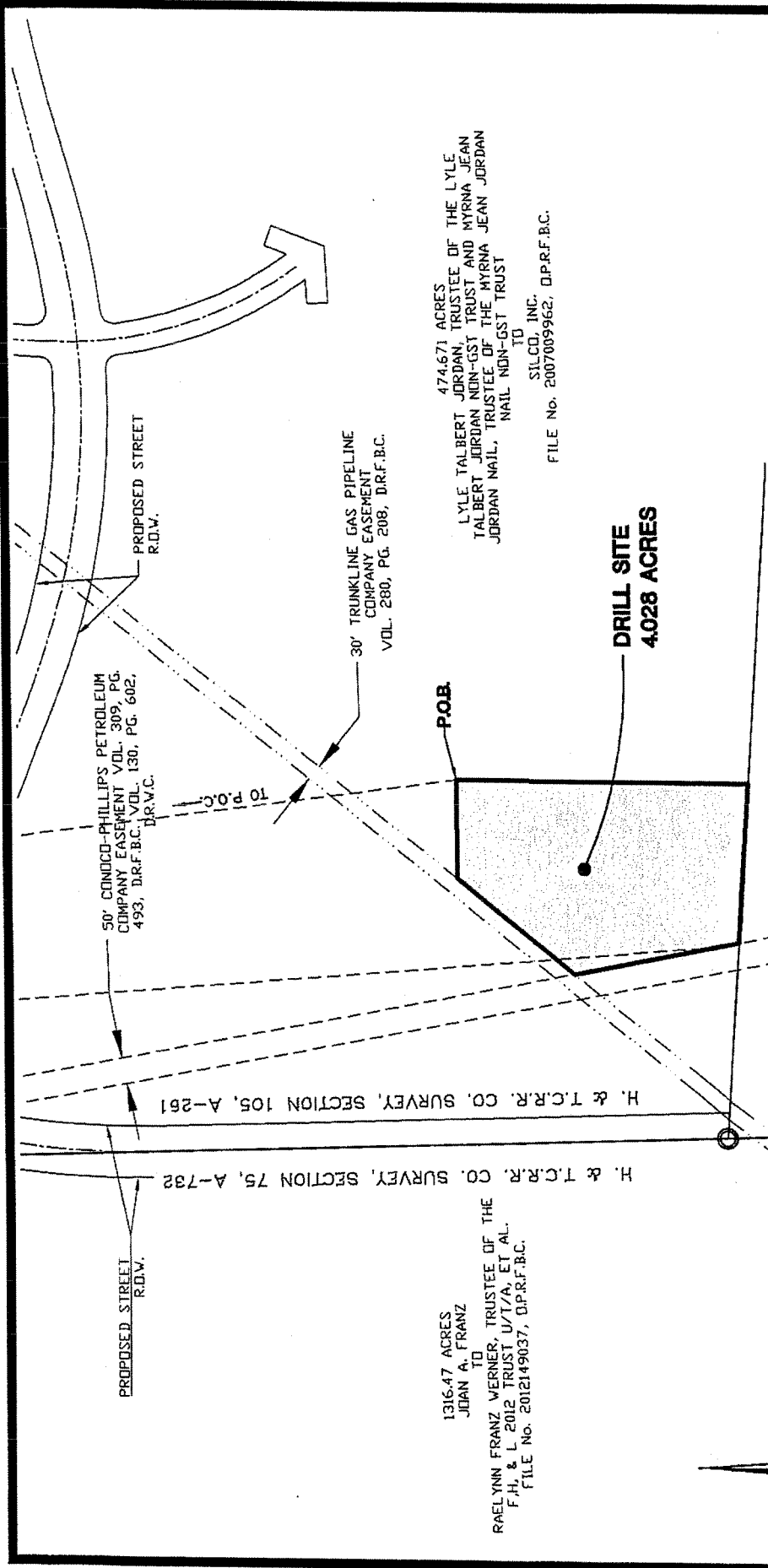
Prepared by:
IDS Engineering Group
Job No. 2141-002-00-561

November 18, 2014



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





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

474.671 ACRES
 LYLE TALBERT JORDAN, TRUSTEE OF THE LYLE
 TALBERT JORDAN NON-GST TRUST AND MYRNA JEAN
 JORDAN MAIL, TRUSTEE OF THE MYRNA JEAN JORDAN
 MAIL NON-GST TRUST
 TO
 SILCO, INC.
 FILE NO. 2007009962, D.P.R.F.B.C.

IDS Engineering Group
IDS Form Reg. No. 101107-00

13353 NW Freeway,
 Suite 300
 Houston, Tx. 77040
 Phone: 713-462-3178

EXHIBIT

**4.050 ACRES (176,401 SQUARE FEET)
 DRILL SITE
 IN THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS**

<small>DRAWN: CAG</small>	<small>ORIGINAL ISSUE DATE: NOVEMBER 19, 2014</small>	<small>ORIGINAL SCALE: 1" = 300'</small>
<small>APPROVED FOR ISSUE:</small>		
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
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

Rule 76 Proposed Qualified **40' PIPELINE AND ACCESS EASEMENT**

Subdivision Containing

620.14 Acres

METES AND BOUNDS DESCRIPTION

**OF 3.538 ACRES (154,130 SQUARE FEET) OF LAND IN THE
AND THE H.&T.C.R.R. CO. SECTION 105, SURVEY, A-261, FORT BEND COUNTY, TEXAS**

BEING 3.538 acres (154,130 square feet) of land in H.&T.C.R.R. Co. Survey, Section 105, A-261, Fort Bend County, Texas and being a portion 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 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 – 5016.91 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), and 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 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, to a 3/4-inch iron rod found for the northeast corner of said 15.000 acre tract;

THENCE North 70° 42' 51" East – 2081.97 feet to the northwest corner and **POINT OF BEGINNING** of the herein described easement and the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a central angle of 01° 33' 17", a chord bearing and distance of North 75° 00' 17" East – 40.03 feet, a radius of 1475.00 feet, and an arc distance of 40.03 feet to the northeast corner of the herein described easement;

Plot THENCE South 17° 02' 56" East – 59.81 feet to the beginning of a non-tangent curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a central angle of 53° 49' 31", a chord bearing and distance of South 47° 31' 54" West – 1389.58 feet, a radius of 1535.00 feet, and an arc distance of 1442.02 feet to the end of curve;

THENCE South 20° 37' 08" West – 300.00 feet to the Point of Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of 08° 01' 18", a chord bearing and distance of South 24° 37' 47" West – 274.88 feet, a radius of 1965.00 feet, and an arc distance of 275.11 feet to the Point of Compound Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of 09° 26' 22", a chord bearing and distance of South 33° 21' 37" West – 84.75 feet, a radius of 515.00 feet, and an arc distance of 84.85 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a central angle of 04° 38' 22", a chord bearing and distance of South 35° 45' 37" West – 79.74 feet, a radius of 985.00 feet, and an arc distance of 79.76 feet to the Point of Reverse Curvature of a curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of 07° 23' 35", a chord bearing and distance of South 37° 08' 13" West – 252.08 feet, a radius of 1955.00 feet, and an arc distance of 252.26 feet to the end of curve;

THENCE South 51° 00' 41" East – 155.63 feet to the Point of Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a central angle of 03° 56' 13", a chord bearing and distance of South 49° 02' 35" East – 99.95 feet, a radius of 1455.00 feet, and an arc distance of 99.97 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a southeasterly direction, with said curve to the left, having a central angle of 04° 28' 52", a chord bearing and distance of South 49° 18' 55" East – 65.29 feet, a radius of 835.00 feet, and an arc distance of 65.30 feet to the Point of Reverse Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a central angle of $10^{\circ} 51' 20''$, a chord bearing and distance of South $46^{\circ} 07' 41''$ East – 97.43 feet, a radius of 515.00 feet, and an arc distance of 97.57 feet to the Point of Compound Curvature of a curve to the right;

THENCE in a southeasterly direction, with said curve to the right, having a central angle of $12^{\circ} 00' 44''$, a chord bearing and distance of South $34^{\circ} 41' 39''$ East – 306.58 feet, a radius of 1465.00 feet, and an arc distance of 307.14 feet to the southeast corner of the herein described easement;

THENCE South $59^{\circ} 44' 51''$ West – 40.02 feet to the beginning of a non-tangent curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a central angle of $12^{\circ} 03' 23''$, a chord bearing and distance of North $34^{\circ} 40' 19''$ West – 299.30 feet, a radius of 1425.00 feet, and an arc distance of 299.85 feet to the Point of Compound Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a central angle of $10^{\circ} 51' 20''$, a chord bearing and distance of North $46^{\circ} 07' 41''$ West – 89.86 feet, a radius of 475.00 feet, and an arc distance of 90.00 feet to the Point of Reverse Curvature of a curve to the right;

THENCE in a northwesterly direction, with said curve to the right, having a central angle of $04^{\circ} 28' 52''$, a chord bearing and distance of North $49^{\circ} 18' 55''$ West – 68.42 feet, a radius of 875.00 feet, and an arc distance of 68.43 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a northwesterly direction, with said curve to the left, having a central angle of $03^{\circ} 56' 13''$, a chord bearing and distance of North $49^{\circ} 02' 35''$ West – 97.21 feet, a radius of 1415.00 feet, and an arc distance of 97.23 feet to the end of curve;

THENCE North $51^{\circ} 00' 41''$ West – 157.33 feet to the beginning of a non-tangent curve to the right;

THENCE in a southwesterly direction, with said curve to the right, having a central angle of $04^{\circ} 46' 12''$, a chord bearing and distance of South $44^{\circ} 23' 31''$ West – 162.71 feet, a radius of 1955.00 feet, and an arc distance of 162.76 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a central angle of 02° 18' 19", a chord bearing and distance of South 45° 37' 27" West – 33.59 feet, a radius of 835.00 feet, and an arc distance of 33.60 feet to the end of curve;

THENCE South 44° 28' 18" West – 211.73 feet to the Point of Curvature of a curve to the left;

THENCE in a southwesterly direction, with said curve to the left, having a central angle of 09° 04' 58", a chord bearing and distance of South 39° 55' 49" West – 243.08 feet, a radius of 1535.00 feet, and an arc distance of 243.34 feet to the southwest corner of the herein described easement;

THENCE North 02° 07' 25" West – 64.33 feet to the beginning of a non-tangent curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a central angle of 07° 13' 34", a chord bearing and distance of North 40° 51' 31" East – 198.51 feet, a radius of 1575.00 feet, and an arc distance of 198.64 feet to the end of curve;

THENCE North 44° 28' 18" East – 211.73 feet to the Point of Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a central angle of 02° 18' 19", a chord bearing and distance of North 45° 37' 27" East – 35.20 feet, a radius of 875.00 feet, and an arc distance of 33.20 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a central angle of 13° 20' 11", a chord bearing and distance of North 40° 06' 31" East – 444.74 feet, a radius of 1915.00 feet, and an arc distance of 445.74 feet to the Point of Reverse Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a central angle of 04° 38' 22", a chord bearing and distance of North 35° 45' 37" East – 82.98 feet, a radius of 1025.00 feet, and an arc distance of 83.00 feet to the Point of Reverse Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a central angle of 09° 26' 22", a chord bearing and distance of North 33° 21' 37" East – 78.17 feet, a radius of 475.00 feet, and an arc distance of 78.26 feet to the Point of Compound Curvature of a curve to the left;

THENCE in a northeasterly direction, with said curve to the left, having a central angle of 08° 01' 18", a chord bearing and distance of North 24° 37' 47" East – 269.29 feet, a radius of 1925.00 feet, and an arc distance of 269.51 feet to the end of curve;

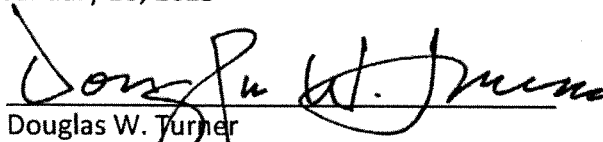
THENCE North 20° 37' 08" East – 300.00 feet to the Point of Curvature of a curve to the right;

THENCE in a northeasterly direction, with said curve to the right, having a central angle of 52° 19' 55", a chord bearing and distance of North 46° 47' 06" East – 1389.07 feet, a radius of 1575.00 feet, and an arc distance of 1438.55 feet to the end of curve;

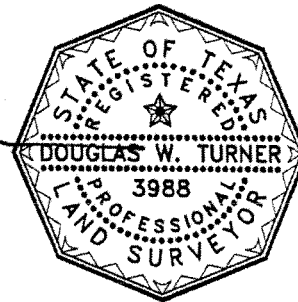
THENCE North 17° 02' 56" West – 20.72 feet to the **POINT OF BEGINNING** of the herein described easement and containing 3.538 acres (154,130 square feet) of land.

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



P.O.B.

40' PIPELINE &
ACCESS ESMT.
3,538 ACRES

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
SILCO, INC.
TO
FILE No. 2007009962, O.P.R.F.B.C.

30' X 30' HOUSTON PIPELINE
EASEMENT
VOL. 1073, PG. 538, D.R.F.B.C.

40' PIPELINE &
ACCESS ESMT.
3,538 ACRES

30' DRAINAGE EASEMENT
BROOKSHIRE-KAY
VOL. 1088, PG. 377, O.P.R.F.B.C.
VOL. 408, PG. 78, D.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
BLOSSOM DEVELOPMENT, INC.
FILE No. 2007087360, O.P.R.F.B.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
FESTIVAL PROPERTIES, INC.
FILE No. 2007097362, O.P.R.F.B.C.

30' CANADIAN PIPELINES
PETROLEUM COMPANY EASEMENT
VOL. 300, PG. 493, D.R.F.B.C.
VOL. 150, PG. 602, D.R.F.B.C.

H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
J.G. BENNETT SURVEY, A-611
(H. & T.C.R.R. CO. SURVEY, SECTION 106)

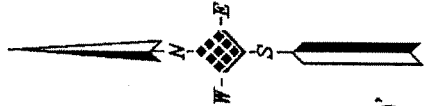


TBRLS Perm Reg. No. 101107-00

EXHIBIT

**3,538 ACRES (154,130 SQUARE FEET)
40' PIPELINE & ACCESS EASEMENT
IN THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
FORT BEND COUNTY, TEXAS**

DRAWN: CN	ORIGINAL
APPROVED FOR ISSUE:	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.

EXHIBIT VII
Fort Bend Jordan Ranch
Oil & Gas Docket No. 03-0292285

Rule 76 Proposed Qualified
Subdivision Containing
620.14 Acres

40' PIPELINE AND ACCESS EASEMENT

METES AND BOUNDS DESCRIPTION
OF 0.345 ACRE (15,033 SQUARE FEET) OF LAND
IN THE H.&T.C.R.R. COMPANY SURVEY, SECTION 105, ABSTRACT NUMBER 261
IN FORT BEND COUNTY, TEXAS

BEING 0.345 acre (15,033 square feet) of land in the H.&T.C.R.R. Company Survey, Section 105, Abstract Number 261 and being a portion of the 474.671 acre tract of land 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 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 said 474.671 acre tract 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 04 degrees 54 minutes 20 seconds East – 7389.91 feet to the northeast corner and POINT OF BEGINNING of the herein described easement;

THENCE, South 11 degrees 08 minutes 55 seconds East – 41.38 feet to the southeast corner of the herein described easement;

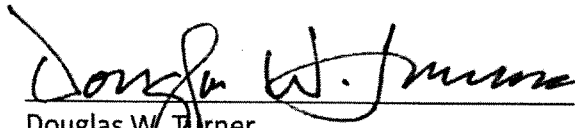
THENCE, North 86 degrees 18 minutes 32 seconds West – 379.12 feet to the southeast corner of the herein described easement and being in the east line of a 1316.47 acre tract of land described in deed from Joan A. Franz to Raelynn Franz Werner, trustee of the F.H. & L 2012 Trust U/T/A, et al. recorded under File Number 2012149037 of the Official Public Records of Real Property of Fort Bend County, Texas;

THENCE, with the east line of said 1316.47 acre tract, North 01 degree 58 minutes 56 seconds West – 40.20 feet to the northwest corner of the herein described easement;

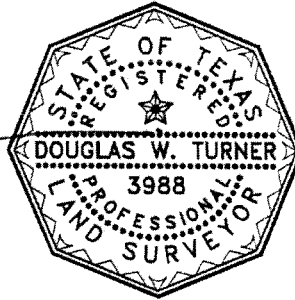
THENCE, South 86 degrees 18 minutes 32 seconds East – 372.50 feet to the POINT OF BEGINNING and containing 0.345 acre (15,033 square feet) of land.

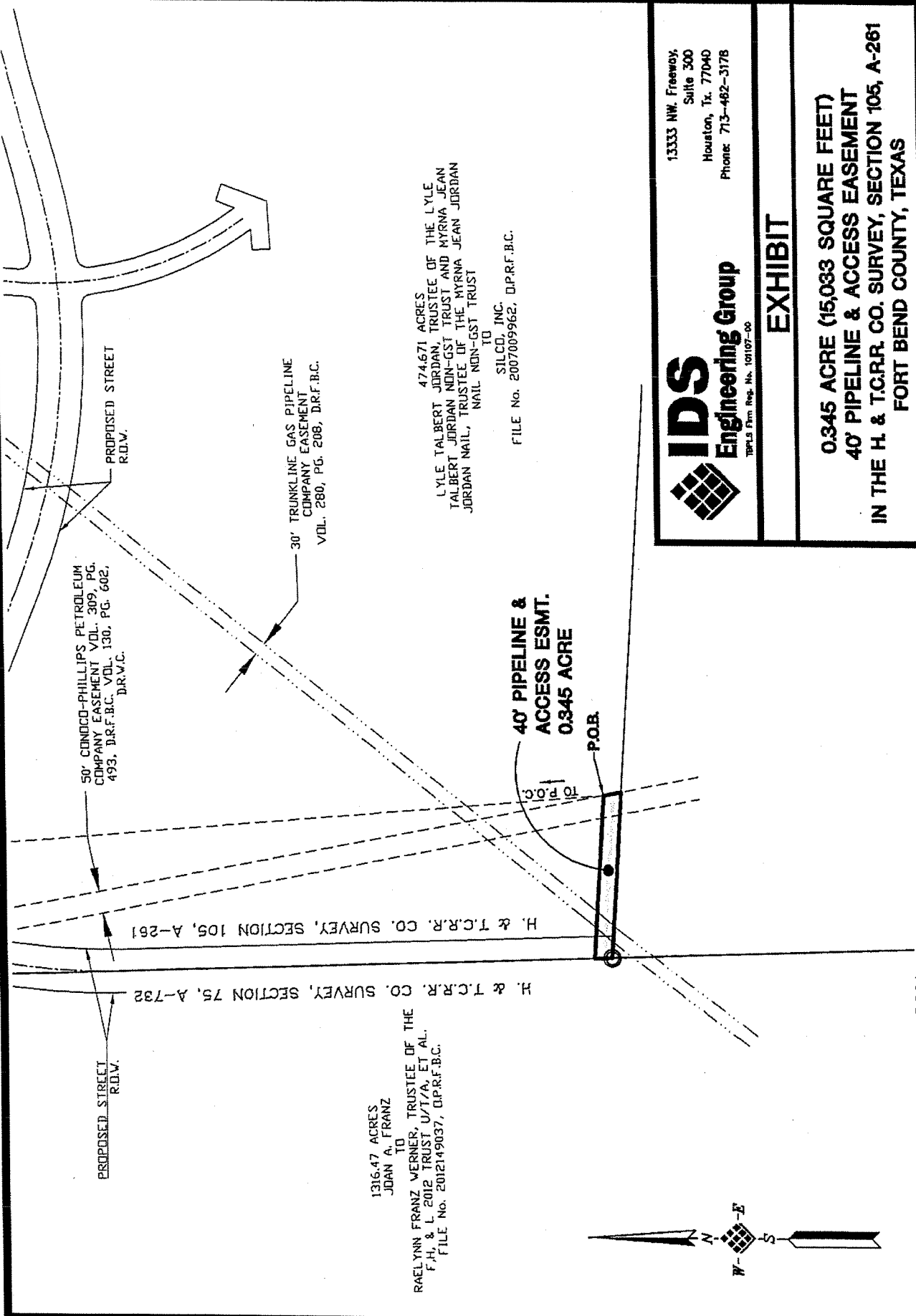
Prepared by:
IDS Engineering Group
Job No. 2141-002-00-561

November 18, 2014



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





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



EXHIBIT

**0.345 ACRE (15,033 SQUARE FEET)
 40' PIPELINE & ACCESS EASEMENT
 IN THE H. & T.C.R.R. CO. SURVEY, SECTION 105, A-261
 FORT BEND COUNTY, TEXAS**

DRAWN: C.J.G.	ORIGINAL
APPROVED FOR ISSUE:	ISSUE DATE: NOVEMBER 19, 2014
	SCALE: 1" = 300'
	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.

