

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0295878

THE APPLICATION OF ELAN DEVELOPMENT, LP TO CONSIDER APPROVAL OF A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A 299.460 ACRE TRACT IN THE S.V. LAMON THE SURVEY, A-333, THE DAVID DAVIS SURVEY, A-184 AND THE E.H. YEISER SURVEY, A-731, MONTGOMERY COUNTY, TEXAS.

FINAL ORDER

The Commission finds that after statutory notice the captioned proceeding was heard by the examiners on May 29, 2015, and closed on November 4, 2015 upon receipt of plats and metes and bounds descriptions. The proceeding having been duly submitted to the Railroad Commission of Texas at conference held in its offices in Austin, Texas, the Commission makes the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

1. At least ten days notice was given to the applicant and owners of possessory mineral interests and mineral lessors in the proposed qualified subdivision. Notice of Hearing was published in The Courier, a newspaper of general circulation in Montgomery County, for four consecutive weeks, on April 24, 2015 and May 1, 8 and 15, 2015.
2. Elan Development, LP (hereinafter "Elan") own all of the surface acreage in the proposed qualified subdivision and thus all of the surface ownership in the proposed qualified subdivision is represented in this hearing.
3. The proposed qualified subdivision is located in Montgomery County, a county having a population in excess of 400,000. Montgomery County had an estimated population of 455,764 in 2010 and an estimated population of 518,947 in 2014.
4. The proposed qualified subdivision is being subdivided in a manner authorized by law by the surface owner for residential use, pursuant to ordinances relating to zoning, platting, and subdivisions.
5. The Preliminary Master Plan of the proposed qualified subdivision was approved by the Commissioners Court of Montgomery County on December 22, 2014 in Regular Session as a portion of the Star Ridge Ranch.

6. The proposed qualified subdivision contains 299.460 acres in the S.V. Lamonthe Survey, A-333, the David Davis Survey, A-184 and the E.H. Yeiser Survey, A-731, including two operations sites totaling approximately 8 acres (8.002 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 299.460 acre qualified subdivision is set forth in Exhibit II. A metes and bounds description for the northwesterly 4.002 acre operations site is set forth as Exhibit III, a metes and bounds description for the westerly located 4.00 acre operations site is set forth as Exhibit IV. A metes and bounds description of the permanent 0.118 acre pipeline and access easement (access to the north) for the northwesterly 4.002 acre operations site is set forth as Exhibit V. A metes and bounds description of the 9.052 acre pipeline and access easement connecting the two drill sites is set forth as Exhibit VI.
7. The proposed qualified subdivision plat contains provision for road and pipeline easements to allow use of the operations site within the proposed qualified subdivision.
8. In the 2.5 mile area of review around the proposed Qualified Subdivision, there has been mineral development in the Patrick P. Ray (Wilcox 10,000) Field, the Friendswood (Wilcox, Lower) Field, the Friendswood (Wilcox 9700) Field, the Friendship Development (C-3B) Field, the Friendship Development (Wilcox) Field, the Conroe (Middle Wilcox Cons.) Field, the Conroe, S. (Wilcox 15) Field, the Conroe, S. (Wilcox 25-10,300) Field, the Conroe, South (Wilcox 11,200) Field, the Conroe, South (Wilcox 9900) Field, the Conroe, South (Wilcox 9100) Field, the Conroe, South (Wilcox 9250) Field, the Conroe, South (Wilcox 9150) Field and the Conroe (Middle Wilcox Cons.) Field. No wells have been drilled within the Proposed Qualified Subdivision. Elan presented expert testimony that any field extensions that may be found to underlie the proposed Qualified Subdivision in the future can be reached by directional drilling from the proposed pad sites. The operations sites have road access and pipeline easements as required by the rule.
9. The proposed operations site and pipeline and road easements are adequate to ensure that any mineral resources under the proposed qualified subdivision may be fully and effectively exploited.
10. Applicants have waived the issuance of an examiner's proposal for decision in this docket.
11. All parties have agreed on the record that, pursuant to the provisions of Texas Government Code §2001.144(a)(4), this Final Order shall be effective on the date a Master Order relating to this Final Order is signed.

CONCLUSIONS OF LAW

1. Proper notice of hearing was timely issued to appropriate persons entitled to notice.
2. All things necessary to the Commission attaining jurisdiction have occurred.
3. The application of Elan Development, LP for Commission approval of their proposed qualified subdivision meets the requirements of Texas Natural Resources Code, Chapter 92, and Statewide Rule 76 [16 TEX. ADMIN. CODE §3.76].
4. Pursuant to §2001.144(a)(4) of the Texas Government Code, and the consent of the applicants, this Final Order is effective when a Master Order relating to this Final Order is signed on December 8, 2015.

IT IS THEREFORE ORDERED that the application of Elan Development, LP for approval of a qualified subdivision containing 299.460 acres in the S.V. Lamonthe Survey, A-333, the David Davis Survey, A-184 and the E.H. Yeiser Survey, A-731, in Montgomery County, Texas, more particularly described by the metes and bounds descriptions in field notes and plats attached hereto and incorporated herein for all purposes, is hereby **APPROVED**.

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

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

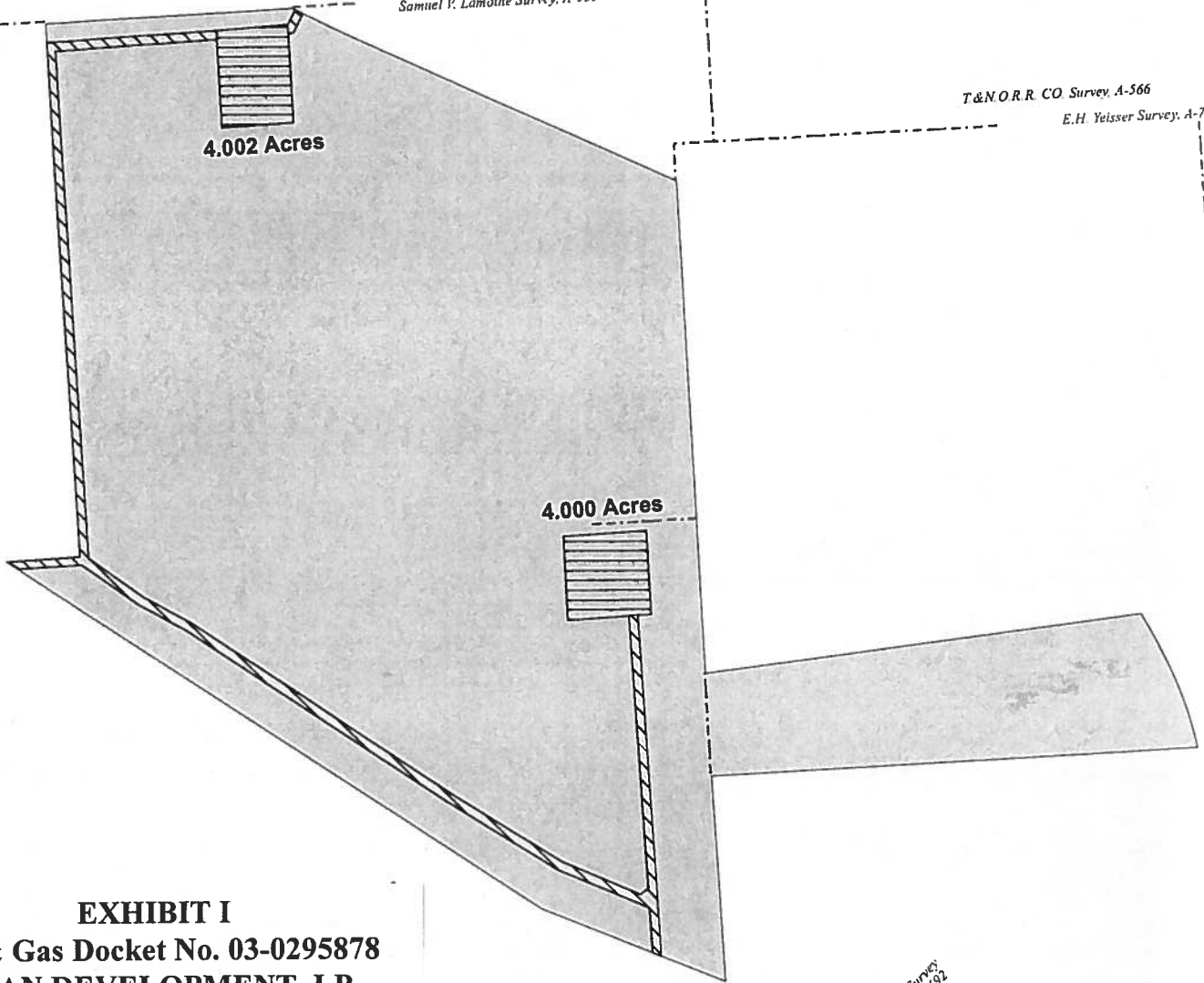
Done this 8th day of December, 2015, in Austin, Texas.

RAILROAD COMMISSION OF TEXAS

**(Order approved and signatures affixed by
Hearings Division Unprotested Master Order dated
December 8, 2015)**



John Smithers Survey, A-521
Samuel V. Lamothe Survey, A-333



T&NORR CO Survey, A-566
E.H. Yeisser Survey, A-731

EXHIBIT I
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP




*Dw
Abstr*

*P.R. Clark Survey
Abstract No. 692*

ELAN DEVELOPMENT, L.P.
Proposed Qualified Subdivision
PURSUANT TO RAILROAD COMMISSION STATEWIDE RULE 76
FOR A
299.46 Acre Tract
LOCATED IN THE
SV Lamothe, David Davis, and EH Yeiser Surveys
Montgomery County, Texas

ELAN DEVELOPMENT, LP
Exhibit No.: **IR**
Docket No.: 03-0295878
Date: 5/29/2015

Legend

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

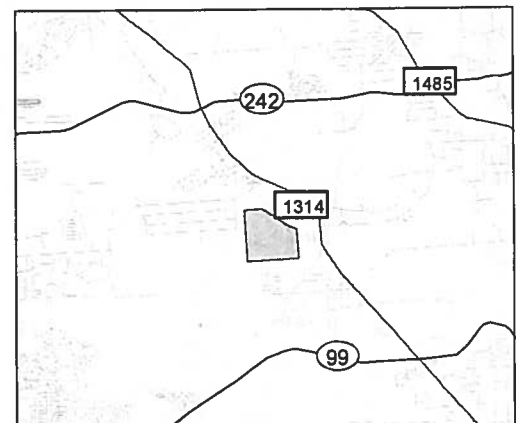


EXHIBIT II
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP

November 25, 2014
Job No. 1968-10000

DESCRIPTION OF
299.460 ACRES
QUALIFIED SUBDIVISION
(853-1, 853-2, 853-3, 853-4, 853-5)

Being 299.460 acres of land in the S.V. Lamonthe Survey, Abstract No. 333, the David Davis Survey, Abstract No. 184, and the E.H. Yeiser Survey, Abstract No. 731, Montgomery County, Texas, being all of that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514, of the Official Public Records of said Montgomery County, Texas (M.C.O.P.R.), a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188, M.C.O.P.R., said 299.460 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

BEGINNING at an aluminum disk in concrete marked "TxDot" found for the most northerly northeast corner of the aforementioned 700.9211 acre tract, same being the northwest corner of that certain called residue of 46.2 acre tract conveyed to Bertrand Properties, LTD., by an instrument of record in File Number 2002-088089 M.C.O.P.R.;

Thence, South 03° 10' 56" East, along and with the common line of said 700.9211 acre tract, and said 46.2 acre tract, that certain called 5.001 acre tract conveyed to Church of Christ by an instrument of record in File Number 2001-003883, M.C.O.P.R., that certain called 2.777 acre tract (described as Tract A), conveyed to Mildred Joyce Murphy by an instrument of record in File Number 2007-041642, M.C.O.P.R., that certain called 2.784 acre tract (described as Tract B), conveyed to Kathleen Yvonne Veasey by an instrument of record in File Number 2007-041642, M.C.O.P.R., that certain called 5.59 acre tract (described as Tract B) conveyed to Carlos Ruiz and Brenda G. Ruiz by an instrument of record in File Number 2010049155, M.C.O.P.R., and that certain called 8.3956 acre tract conveyed to Kiet Tien Nguyen and Thao Y. Nguyen by an instrument of record in File Number 2009-113734, M.C.O.P.R., a distance of 1,695.83 feet to a capped iron rod marked "Jeff Moon" found for an angle point in this line;

299.460 Acres

November 25, 2014
Job No. 1968-10000

Thence, South $03^{\circ} 16' 49''$ East, continuing along said common line, that certain called 13.467 acre tract conveyed to Kiet Tien Nguyen, Luong D. Nguyen, Christine D. Nguyen and Mai-Ann Ngo, and Thao V. Nguyen by an instrument of record in File Number 2011024494, M.C.O.P.R., and that certain called 9.878 acre tract conveyed to Cecilia Ann Williams by an instrument of record in File Number 2011004940, M.C.O.P.R., a distance of 766.31 feet to a capped iron rod marked "C&C Survey" found for an interior corner of said 700.9211 acre tract, same being the southwest corner of said 9.878 acre tract;

Thence, North $82^{\circ} 40' 44''$ East, along the common line of said 700.9211 acre tract and said 9.878 acre tract, a distance of 2,204.75 feet to capped iron rod marked "LJA ENG RPLS 5808" set for the most easterly northeast corner of said 700.9211 acre tract, same being the southeast corner of said 9.878 acre tract, and the beginning of a curve to the right, from which a brass disk in concrete found for the northeast corner of said 9.878 acre tract bears along a curve to the left having a radius of 2,215.96 feet, a central angle of $05^{\circ} 45' 38''$, a length of 222.80 feet and a chord bearing of North $35^{\circ} 05' 42''$ West, a distance of 222.70 feet;

Thence along and with a non-tangent curve to the right having a radius of 2,215.96 feet, a central angle of $18^{\circ} 49' 45''$ passing at a length of 13.46 feet a found aluminum disk in concrete marked "TxDot" and continuing for a total length of 728.23 feet and a chord bearing of South $22^{\circ} 48' 00''$ East, a distance of 724.96 feet to an aluminum disk in concrete marked "TxDot" found for the most easterly southeast corner of said 700.9211 acre tract, same being the northeast corner of that certain Lake Adams Subdivision, a subdivision of record in Volume 5, Page 465 of the Map Records of said Montgomery County, Texas, (M.C.M.R.);

Thence, South $87^{\circ} 21' 29''$ West, along the common line of said 700.9211 acre tract and said Lake Adams Subdivision, a distance of 776.23 feet to a capped iron rod marked "LJA ENG RPLS 5808" set for an angle point, same being the northwest corner of said Lake Adams Subdivision, same being the northeast corner of that certain called (north half of 10 acres) conveyed to Wai Kai Leung by an instrument of record in File Number 8857870, M.C.O.P.R.;

299.460 Acres

November 25, 2014
Job No. 1968-10000

Thence, South 86° 50' 28" West, along the common line of said 700.9211 acre tract and said Leung tract, that certain called 10.5 acre tract conveyed to Wayburn K. Castlescouldt by an instrument of record in File Number 9834690, M.C.O.P.R., a distance of 1,667.65 feet to a brass disk in concrete found for an interior corner of said 700.9211 acre tract, same being the northwest corner of said 10.5 acre tract;

Thence, South 03° 49' 05" East, along the common line of said 700.9211 acre tract and said 10.5 acre tract, 1,027.14 feet to a point for corner;

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

1. North 68° 13' 12" West, 993.63 feet to a point for corner;
2. North 56° 47' 12" West, 3,192.27 feet to a point for corner, on the common line of said 700.9211 acre tract and that certain called 115.446 acre tract conveyed to Gulf States Utilities Company by an instrument of record in Volume 1153, Page 678, Deed Records of said Montgomery County, Texas, (M.C.D.R.);

Thence, North 86° 54' 10" East, along the common line of said 700.9211 acre tract and said 115.446 acre tract 369.10 feet to a 5/8-inch iron rod found marking the southwest corner of the aforementioned 153.495 acre tract, same being the southeast corner of said 115.446 acre tract;

Thence, North 03° 29' 59" West, along the common line of said 153.495 acre tract and said 115.446 acre tract, a distance of 2,672.03 feet to a 5/8-inch iron rod found for the northwest corner of said 153.495 acre tract, same being the northeast corner of said 115.446 acre tract, same being in the south line of Lot 7, of Village Woods an unrecorded Subdivision, same being that certain called 0.685 acre tract (described as Lot 8) conveyed to Tim A. Murphy and Robyn W. Murphy by an instrument of record in File Number 9218535, M.C.O.P.R.;

Thence, North $86^{\circ} 53' 50''$ East, along the common line of said 153.495 acre tract and said Lot 7, Lot 8 of said Village Woods, same being that certain tract (described as Lot 7) conveyed to MWTX Trustee-Marvin Butcher Trustee by an instrument of record in File Number 9317857, M.C.O.P.R., Lot 9 of said Village Woods, same being that certain called 1.4287 acre tract (described as Lots 2 and 3) conveyed to C. Mark Alderman by an instrument in File Number 2010014423, M.C.O.P.R., Lot 10 of said Village Woods, same being that certain tract (described as Lot 1-B) conveyed to Juventino Cazares and Gregoria Cazares by an instrument of record in File Number 2000-095788, M.C.O.P.R., Lot 11 of said Village Woods, same being that certain called 0.73 acre tract (described as Lot 1-A) conveyed to Diana V. Sauter by an instrument of record in File Number 8937268, M.C.O.P.R., a distance of 1,233.97 feet to an aluminum disk in concrete marked "TxDot" found for an angle point in the north line of said 153.495 acre tract, same being the east corner of said Lot 11 of said Village Woods, same being in the southwest right-of-way line of F.M. Highway No. 1314 (100' wide)(described as Parcel 153) as recorded in Volume 211, Page 626, M.C.D.R., and File Number 2006-043998, M.C.O.P.R.;

Thence in a southeasterly direction along and with the northeast line of said 153.495 acre tract, same being the southwest right-of-way line of said F.M. Highway No. 1314 the following three (3) courses and distances:

1. South $63^{\circ} 10' 08''$ East, passing at a distance of 120.46 feet an aluminum disk in concrete marked "TxDot" found 0.32 feet offline and continuing in all for a total distance of 485.44 feet to an aluminum disk in concrete marked "TxDot" found marking the beginning of a curve to the left;
2. Continuing along and with a non-tangent curve to the left having a radius of 5,809.58 feet, a central angle of $03^{\circ} 29' 50''$ a length of 354.62 feet and a chord bearing of South $64^{\circ} 57' 23''$ East, a distance of 354.56 feet to an aluminum disk in concrete marked "TxDot";

299.460 Acres

November 25, 2014
Job No. 1968-10000

3. South $66^{\circ} 40' 23''$ East, passing at a distance of 50.68 feet a 5/8 inch iron rod found 0.55 feet offline and continuing in all for a total distance of 1,094.73 feet to 5/8-inch iron rod (leaning) found marking the northeast corner of said 153.495 acre tract same being the northwest corner of said 700.9211 acre tract;

Thence, South $66^{\circ} 39' 08''$ East, along the common line of said 700.9211 acre tract and said right-of-way line of F.M. 1314, 177.13 feet to the POINT OF BEGINNING and containing 299.460 acres of land.

LJA Engineering, Inc.

EXHIBIT III
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP

June 29, 2015
Job No. 1608-2000

DESCRIPTION OF
4.002 ACRES
DRILL SITE

Being 4.002 acres of land located in the Samuel V. Lamothe Survey, Abstract 333, Montgomery County, Texas, being a portion of that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 4.002 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at a TxDot aluminum disk in concrete found for an angle point in the north line of said 153.495 acre tract same being on the southwesterly right-of-way line of FM 1314 (160' wide) as described in Volume 211, Page 435, Deed Records Montgomery County, Texas (M.C.D.R.), and File Number's 2006-067560, 2006-089522, 2006-043998, 2006-080499, 2006-080500, and 2006-041628, Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), from which a found TxDot aluminum disk in concrete bears South 63° 11' 02" East, 120.64 feet;

Thence, South 86° 53' 50" West, departing said right-of-way line and along said north line, 22.96 feet to a point;

Thence, South 03° 37' 41" East, departing said north line, 88.78 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, South 03° 37' 41" East, 487.61 feet to a point for corner;

Thence, South 86° 45' 43" West, 359.25 feet to a point for corner;

Thence, North 03° 28' 37" West, 484.66 feet to a point for corner;

4.002 Acre

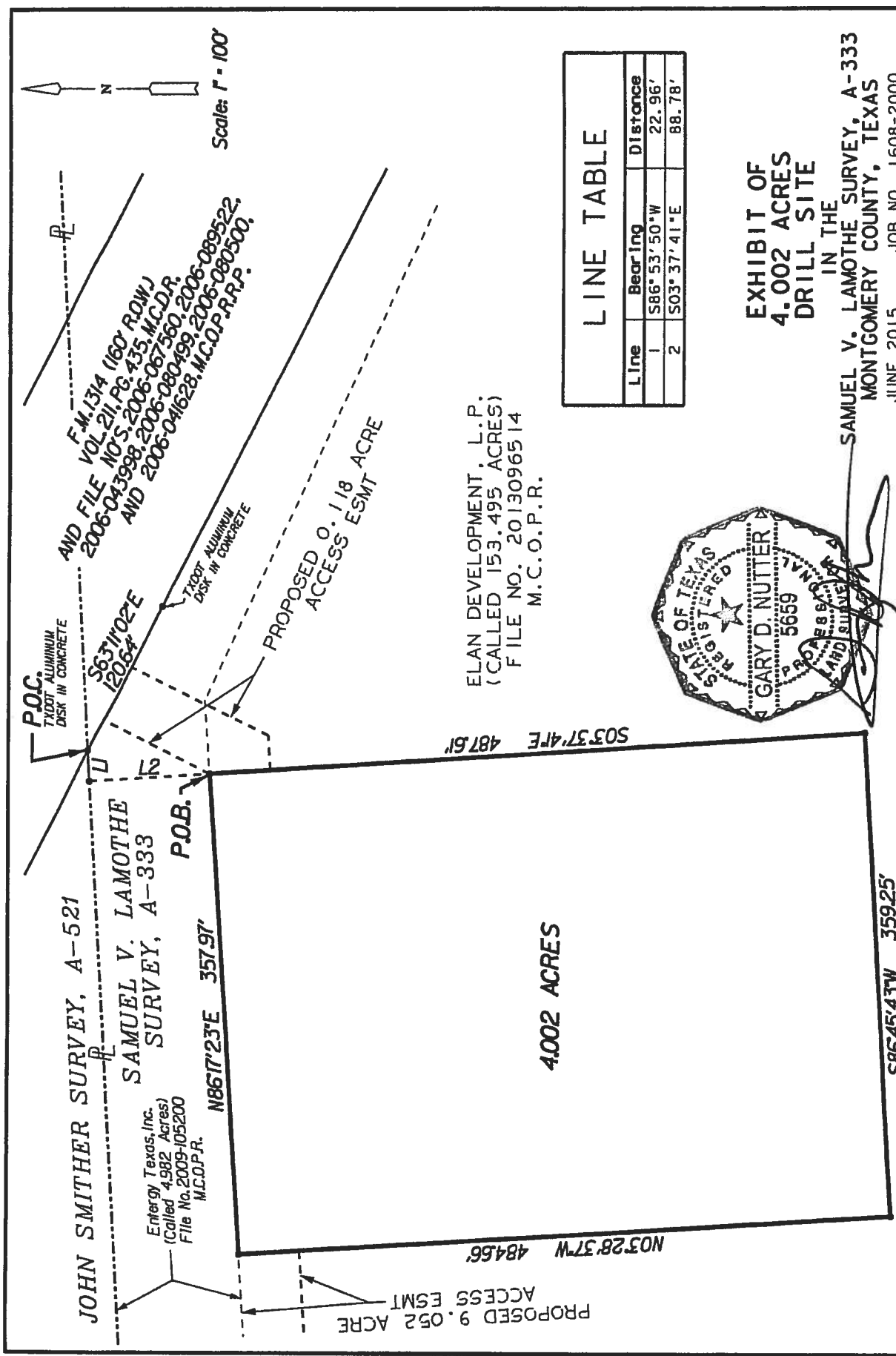
June 29, 2015
Job No. 1608-2000

Thence, North 86° 17' 23" East, 357.97 feet to the POINT OF BEGINNING and containing 4.002 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.





Scale: 1" = 100'

POC. TYPED ALUMINUM DISK IN CONCRETE

S63°10'2"E 120.64'

TYPED ALUMINUM DISK IN CONCRETE

PROPOSED 0.118 ACRE ACCESS ESMT

F.M. 1314 (160' R.O.W.)
 VOL. 211, PG. 435, M.C.D.R.
 AND FILE NO. S. 2006-043998,
 2006-080499, 2006-080500,
 AND 2006-041628, M.C.O.P.R.

JOHN SMITHER SURVEY, A-521

SAMUEL V. LAMOTHE SURVEY, A-333

Energy Texas, Inc.
 (Called 4.982 Acres)
 File No. 2009-105200
 M.C.O.P.R.

P.O.B.

N86°17'23"E 357.97'

S03°37'41"E 487.61'

PROPOSED 9.052 ACRE ACCESS ESMT

N03°28'37"W 484.66'

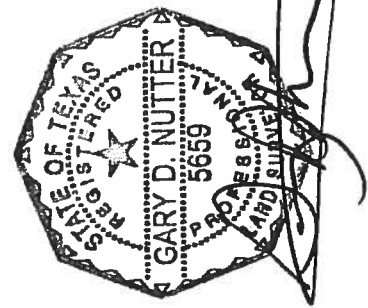
4.002 ACRES

LINE TABLE		
Line	Bearing	Distance
1	S86° 53' 50" W	22.96'
2	S03° 37' 41" E	88.78'

**EXHIBIT OF
 4.002 ACRES
 DRILL SITE**

IN THE
 SAMUEL V. LAMOTHE SURVEY, A-333
 MONTGOMERY COUNTY, TEXAS

JUNE 2015 JOB NO. 1608-2000



LJA Engineering, Inc.
 2929 Briarpark Drive
 Suite 600
 Houston, Texas 77042

Phone 713.953.5200
 Fax 713.953.5026
 T.B.P.L.S. Firm No. 10110501

NOTE:

1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.

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

1:\pfc\disk1\SURVEY\1608\2000\Cad\Ex*Dr\111 Site-3.dgn
 7/2/2015

EXHIBIT IV
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP

June 29, 2015
Job No. 1608-2000

DESCRIPTION OF
4.000 ACRES
DRILL SITE

Being 4.000 acres of land located in the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013087188 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 4.000 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

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

Thence, South 03° 12' 46" East, along the east line of said 4.1053 acre tract, at 1696.73 feet pass the common east corner of said 4.1053 acre tract and said 700.9211 acre tract, continuing for a total distance of 1,745.30 feet to a point;

Thence, South 86° 51' 08" West, departing the east line of said 700.9211 acre tract, 250.00 feet to the northeast corner and POINT OF BEGINNING of the herein described tract;

Thence, South 03° 12' 46" East, 417.42 feet to a point for corner;

Thence, South 86° 51' 08" West, 417.42 feet to a point for corner;

Thence, North 03° 12' 46" West, 417.42 feet to a point for corner;

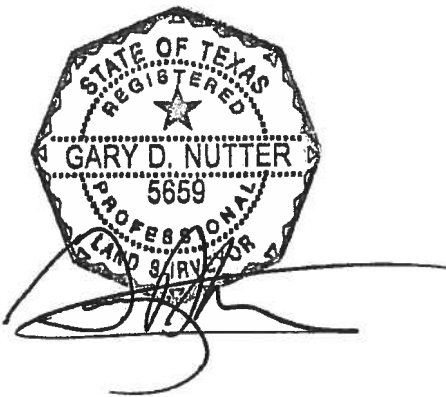
4.000 Acre

June 29, 2015
Job No. 1608-2000

Thence, North 86° 51' 08" East, 417.42 feet to the POINT OF BEGINNING and containing 4.000 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.





Scale: 1" = 200'

FRIENDSWOOD DEVELOPMENT COMPANY
(CALLED 4.1053 ACRES)
VOL. 1095, PG. 702
M.C.D.R.

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

MOBILE HOME SETBACK
(CALLED 11.000 ACRES)
FILE NO. 2000-100853
M.C.D.R.

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

CHURCH OF CHRIST
(CALLED 5.001 ACRES)
FILE NO. 2001-003883
M.C.O.P.R.

MILDRED JOYCE MURPHY
(CALLED 2.777 ACRES-TRACT A)
FILE NO. 2007-041642
M.C.O.P.R.

KATHLEEN YVONNE VEASEY
(CALLED 2.784 ACRES-TRACT B)
FILE NO. 2007-041642
M.C.O.P.R.

CARLOS RUIZ AND
BRENDA G. RUIZ
(CALLED 5.59 ACRES
TRACT B)
FILE NO. 2010049155
M.C.O.P.R.

KIET TIEN NGUYEN AND
THAO Y. NGUYEN
(CALLED 8.3956 ACRES)
FILE NO. 2009-113734
M.C.O.P.R.

KIET TIEN NGUYEN,
LUONG D. NGUYEN,
CHRISTINE D. NGUYEN
AND MAI-ANN NGO,
AND THAO V. NGUYEN
(CALLED 13.467 ACRES)
FILE NO. 2011024494
M.C.O.P.R.

SAMUEL V. LAMOTHE SURVEY, A-333

N86°51'08"E 417.42'

S86°51'08"W 250.00'

P.O.B.

N03°12'46"W 417.42'

4.000 ACRES

S03°12'46"E 417.42'

S86°51'08"W 417.42'

DAVID DAVIS SURVEY, A-184

E. H. YEISSER SURVEY, A-731



Proposed 9.052 Ac
Access Esmt

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

EXHIBIT OF
4.000 ACRES
DRILL SITE

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

NOTE:

1. All bearings referenced to the Texas Coordinate System,
Central Zone, NAD 83 (NA2011) Epoch 2010.00.

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

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501



Rule 76 Proposed Qualified
Subdivision Containing

EXHIBIT V
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP

June 29, 2015
Job No. 1608-2000

DESCRIPTION OF
0.118 ACRE (5,120 SQUARE FEET)
ACCESS EASEMENT
(45' WIDE)

Being 0.118 acre (5,120 square feet) of land located in the Samuel V. Lamothe Survey, Abstract 333, Montgomery County, Texas, being a portion of that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), said 0.118 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at a TxDot aluminum disk in concrete found for an angle point in the north line of said 153.495 acre tract same being on the southwesterly right-of-way line of FM 1314 (160' wide) as described in Volume 211, Page 435, Deed Records of Montgomery County, Texas (M.C.D.R.), and File Number's 2006-067560, 2006-089522, 2006-043998, 2006-080499, 2006-080500, and 2006-041628, Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.);

Thence, South 63° 11' 02" East, along said north line and said southwesterly right-of-way line, 25.08 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, South 63° 11' 02" East, continuing along said north line and said southwesterly right-of-way line, 45.00 feet, from which a found TxDot aluminum disk in concrete bears South 63° 11' 02" East, 50.56 feet;

Thence, South 26° 48' 58" West, departing said north line and said southwesterly right-of-way line, 113.79 feet to a point for corner;

Thence, South 86° 18' 05" West, 25.72 feet to a point for corner;

Thence, North 03° 37' 41" West, 45.07 feet to a point for corner;

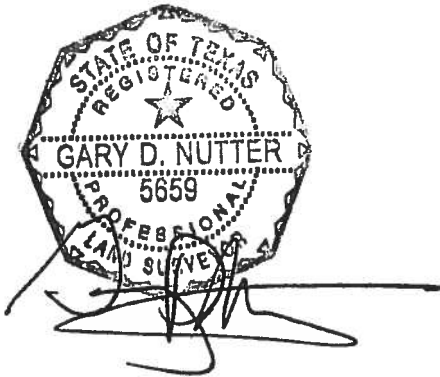
0.118 Acre

June 29, 2015
Job No. 1608-2000

Thence, North 26° 48' 58" East, 87.99 feet to the POINT OF BEGINNING and containing 0.118 acre (5,120 square feet) of land.

Corners were not set at the client's request.

LJA Engineering, Inc.



LINE TABLE

Line	Bearing	Distance
1	S63° 11' 02" E	25.08'
2	S63° 11' 02" E	45.00'
3	S63° 11' 02" E	50.56'
4	S86° 18' 05" W	25.72'
5	N03° 37' 41" W	45.07'
6	N26° 48' 58" E	87.99'

Scale: 1" = 100'

ELAN DEVELOPMENT, L.P.
RESIDUE OF CALLED 776.783 ACRES
FILE NO. 2005-126 178
M.C.O.P.R.R.P.

F.M.1314 (160' ROW)
FILE NO'S. 2006-067560, 2006-089522
AND 2006-041628, M.C.O.P.R.R.P.

JOHN SMITHER SURVEY, A-521

SAMUEL V. LAMOTHE SURVEY, A-333

P.O.C.
TAXOT ALUMINUM DISK IN CONCRETE

Energy Texas, Inc.
(Called 4.982 Acres)
File No. 2009-105200
M.C.O.P.R.

TAXOT ALUMINUM DISK IN CONCRETE

0.118 ACRES
(5,120 S.F.)

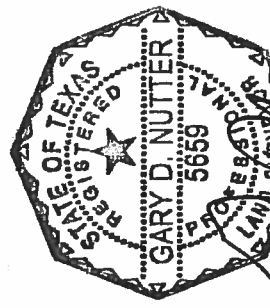
ELAN DEVELOPMENT, L.P.
(CALLED 153.495 ACRES)
FILE NO. 2013096514
M.C.O.P.R.

PROPOSED 4.002 ACRE
DRILL SITE

PROPOSED 9.052 ACRE
ACCESS EASEMENT

EXHIBIT OF
0.118 ACRE (5,120 S.F.)
ACCESS EASEMENT
(45' WIDE)
IN THE

SAMUEL V. LAMOTHE SURVEY, A-333
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000



LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

NOTE:
1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NAZ011) Epoch 2010.00.
2. The corner monuments were not set at the client's request.

Rule 76 Proposed Qualifier
Containing 299.46 Acres

EXHIBIT VI
Oil & Gas Docket No. 03-0295878
ELAN DEVELOPMENT, LP

June 29, 2015
Job No. 1608-2000

DESCRIPTION OF
9.052 ACRES
ACCESS EASEMENT
(45' WIDE)

Being 9.052 acres of land located in the Samuel V. Lamothe Survey, Abstract 333, and the David Davis Survey, Abstract 184, Montgomery County, Texas, being a portion of that certain called 153.495 acre tract conveyed to Elan Development, L.P. by an instrument of record in File Number 2013096514 in the Official Public Records of Montgomery County, Texas (M.C.O.P.R.), and a portion of that certain called 700.9211 acre tract conveyed to Elan Development, L.P. by an instrument of record in File number 2013087188, M.C.O.P.R., said 9.052 acre tract being more particularly described by metes and bounds as follows (Bearings based on Texas Coordinate System, Central Zone, NAD83 (NA2011) Epoch 2010.00);

COMMENCING for reference at a TxDot aluminum disk in concrete found for the common north corner of said 153.495 acre tract and that certain called 115.446 acre tract conveyed to Gulf States Utilities Co. by an instrument of record in Volume 1153, Page 678, Deed Records of Montgomery County, Texas, from which a TxDot aluminum disk in concrete found for an angle point in the north line of said 153.495 acre tract and in the southwesterly right-of-way line of FM 1314 (160' wide) as described in Volume 211, Page 435, Deed Records of Montgomery County, Texas (M.C.D.R.), and File Number's 2006-067560, 2006-089522, 2006-043998, 2006-080499, 2006-080500, and 2006-041628, Official Public Records of Real Property of Montgomery County, Texas (M.C.O.P.R.R.P.), bears North 86° 53' 50" East 1,233.72 feet;

Thence, South 03° 29' 59" East, along the common line of said 153.495 acre tract and said 115.446 acre tract, 101.45 feet to the northwest corner and POINT OF BEGINNING of the herein described tract;

Thence, North 86° 18' 05" East, departing said common line, 852.97 feet to a point for corner;

Thence, South 03° 28' 36" East, 45.00 feet to a point for corner;

Thence, South 86° 18' 05" West, 807.95 feet to a point for corner;

Thence, South 03° 29' 59" East, at 2,526.06 feet pass the common line of said 153.495 acre tract and said 700.9211 acre tract, continuing for a total distance of 2,540.99 feet to a point for corner;

Thence, South 54° 46' 11" East, 335.21 feet to a point for corner;

Thence, South 61° 35' 38" East, 271.64 feet to a point for corner;

Thence, South 56° 30' 52" East, 1,574.51 feet to a point for corner;

Thence, South 57° 57' 51" East, 633.89 feet to a point for corner;

Thence, South 67° 15' 17" East, 423.68 feet to a point for corner;

Thence, North 54° 27' 49" East, 47.32 feet to a point for corner;

Thence, North 03° 49' 05" West, 543.99 feet to a point for corner;

Thence, North 03° 01' 19" West, 517.62 feet to a point for corner;

Thence, North 03° 12' 46" West, 299.40 feet to a point for corner;

Thence, North 86° 51' 08" East, 45.00 feet to a point for corner;

Thence, South 03° 12' 46" East, 299.43 feet to a point for corner;

Thence, South 03° 01' 19" East, 517.38 feet to a point for corner;

Thence, South 03° 49' 05" East, 880.78 feet to a point for corner;

Thence, North 68° 13' 12" West, 49.90 feet to a point for corner;

Thence, North 03° 49' 05" West, 220.23 feet to a point for corner;

Thence, North 67° 15' 17" West, 494.83 feet to a point for corner;

9.052 Acre

June 29, 2015
Job No. 1608-2000

Thence, North 57° 57' 51" West, 638.11 feet to a point for corner;

Thence, North 56° 30' 52" West, 1,573.08 feet to a point for corner;

Thence, North 61° 35' 38" West, 272.33 feet to a point for corner;

Thence, North 54° 46' 11" West, 346.32 feet to a point for corner;

Thence, South 86° 54' 10" West, 318.44 feet to a point for corner;

Thence, North 56° 47' 12" West, 75.99 feet to a point for corner, in the common line of the aforementioned 700.9211 acre tract and the aforementioned 115.446 acre tract;

Thence, North 86° 54' 10" East, along the common line of said 700.9211 acre tract and said 115.446 acre tract, 369.10 feet to a 5/8-inch iron rod found for the common south corner of said 115.446 acre tract and the aforementioned 153.495 acre tract, same being in the north line of said 700.9211 acre tract;

Thence, North 03° 29' 59" West, departing the north line of said 700.9211 acre tract and along the common line of said 115.446 acre tract and said 153.495 acre tract, 2,570.59 feet to the POINT OF BEGINNING and containing 9.052 acres of land.

Corners were not set at the client's request.

LJA Engineering, Inc.



JOHN SMITHER SURVEY, A-521 F.M.1314 (160' R.O.W.)
VOL.211, PG.435, M.C.D.R.

P.O.C.
FND. ALUMINUM DISK

N86°53'50"E 1233.72'

FND. T.XDOT ALUMINUM
DISK IN CONCRETE

SAMUEL V. LAMOTHE SURVEY, A-333

P.O.B.

N86°18'05"E 852.97'

S86°18'05"W 807.95'

Entergy Texas, Inc.
(Called 4.982 Acres)
File No. 2009-105200
O.P.R.M.C.

PROPOSED 4.002 ACRE
DRILL SITE

Scale: 1" = 200'

9.052 ACRES

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

N03°29'59"W 2570.59'

S03°29'59"E 2540.99'

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



LINE TABLE

Line	Bearing	Distance
1	S03°29'59"E	101.45'
2	S03°28'36"E	45.00'
3	N54°27'49"E	47.32'
4	N86°47'14"E	45.00'
5	N68°13'12"W	49.90'
6	N56°47'12"W	75.99'

EXHIBIT OF
9.052 ACRES
ACCESS EASEMENT
(45' WIDE)

IN THE
SAMUEL V. LAMOTHE SURVEY, A-333
AND THE DAVID DAVIS SURVEY, A-184
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000

MATCHLINE SHEET 2

NOTE:

1. All bearings referenced to the Texas
Coordinate System, Central Zone, NAD 83
(NA2011) Epoch 2010.00.

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

SHEET 1 OF 4

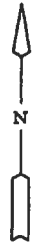
LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501



MATCHLINE SHEET 1



Scale: 1" = 200'

LINE TABLE		
Line	Bearing	Distance
1	S03° 29' 59" E	101.45'
2	S03° 28' 36" E	45.00'
3	N54° 27' 49" E	47.32'
4	N86° 47' 14" E	45.00'
5	N68° 13' 12" W	49.90'
6	N56° 47' 12" W	75.99'

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

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

9.052 ACRES

FND. 5/8" I.R.

SAMUEL V. LAMOTHE SURVEY, A-333
DAVID DAVIS SURVEY, A-184

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

Texas Express Pipeline LLC
(Called 50' Esm.)
File No. 2012098312
M.C.D.P.R.

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

SAMUEL V. LAMOTHE SURVEY, A-333
AND THE DAVID DAVIS SURVEY, A-184
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000

MATCHLINE SHEET 3

NOTE:

- All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.
- The corner monuments were not set at the client's request.

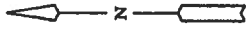
LJA Engineering, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

SHEET 2 OF 4



Scale: 1" = 200'

MATCHLINE SHEET 2

DAVID DAVIS SURVEY, A-184

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

9.052 ACRES

S56°30'52"E 1574.51'
N56°30'52"W 1573.08'

Solo Fe Pipeline Co.
(Called 30' Easmt.)
Vol. 75, Pgs. 632
M.C.D.R.

Gulf States Utilities Co.
Easement
File No. 853569
M.C.O.P.R.

Texas Express Pipeline LLC
(Called 50' Easmt.)
File No. 2012098312
M.C.O.P.R.

Gulf States Utilities Co.
(Called 50' Easmt.)
Vol. 286, Pgs. 289
M.C.D.R.

MATCHLINE SHEET 4

S57°57'51"E 633.89'
N57°57'51"W 638.11'

EXHIBIT OF
9.052 ACRES
ACCESS EASEMENT
(45' WIDE)

IN THE
SAMUEL V. LAMOTHE SURVEY, A-333
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000

LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501

NOTE:

1. All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NAD2011) Epoch 2010.00.
2. The corner monuments were not set at the client's request.

Proposed 4,000 Ac
Drill Site

CECILIA ANN WILLIAMS
(CALLED 9.878 ACRES)
FILE NO. 2011004940
O.P.R.M.C.



Scale: 1" = 200'

LINE TABLE

Line	Bearing	Distance
1	S03° 29' 59" E	101.45'
2	S03° 28' 36" E	45.00'
3	N54° 27' 49" E	47.32'
4	N86° 51' 08" E	45.00'
5	N68° 13' 12" W	49.90'
6	N56° 47' 12" W	75.99'

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

DAVID DAVIS
SURVEY, A-184

E. H. YEISSER
SURVEY, A-731

P. R. CLARK
SURVEY, A-692

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

9.052 ACRES

MATCHLINE SHEET 3

S57° 57' 51" E
633.89'

Texas Express Pipeline LLC
(Called 50' Esm't.)
File No. 2012098312
M.C.D.P.R.

S67° 15' 17" E
423.68'

N57° 57' 51" W
638.11'

Gulf States Utilities Co.
(Called 150' Esm't.)
Vol. 296, Pg. 289
M.C.D.R.

Santa Fe Pipeline Co.
(Called 30' Esm't.)
Vol. 713, Pg. 632
M.C.D.R.

Gulf States Utilities Co.
Easement
File No. 8513669
M.C.D.P.R.

NOTE:

- All bearings referenced to the Texas Coordinate System, Central Zone, NAD 83 (NA2011) Epoch 2010.00.
- The corner monuments were not set at the client's request.

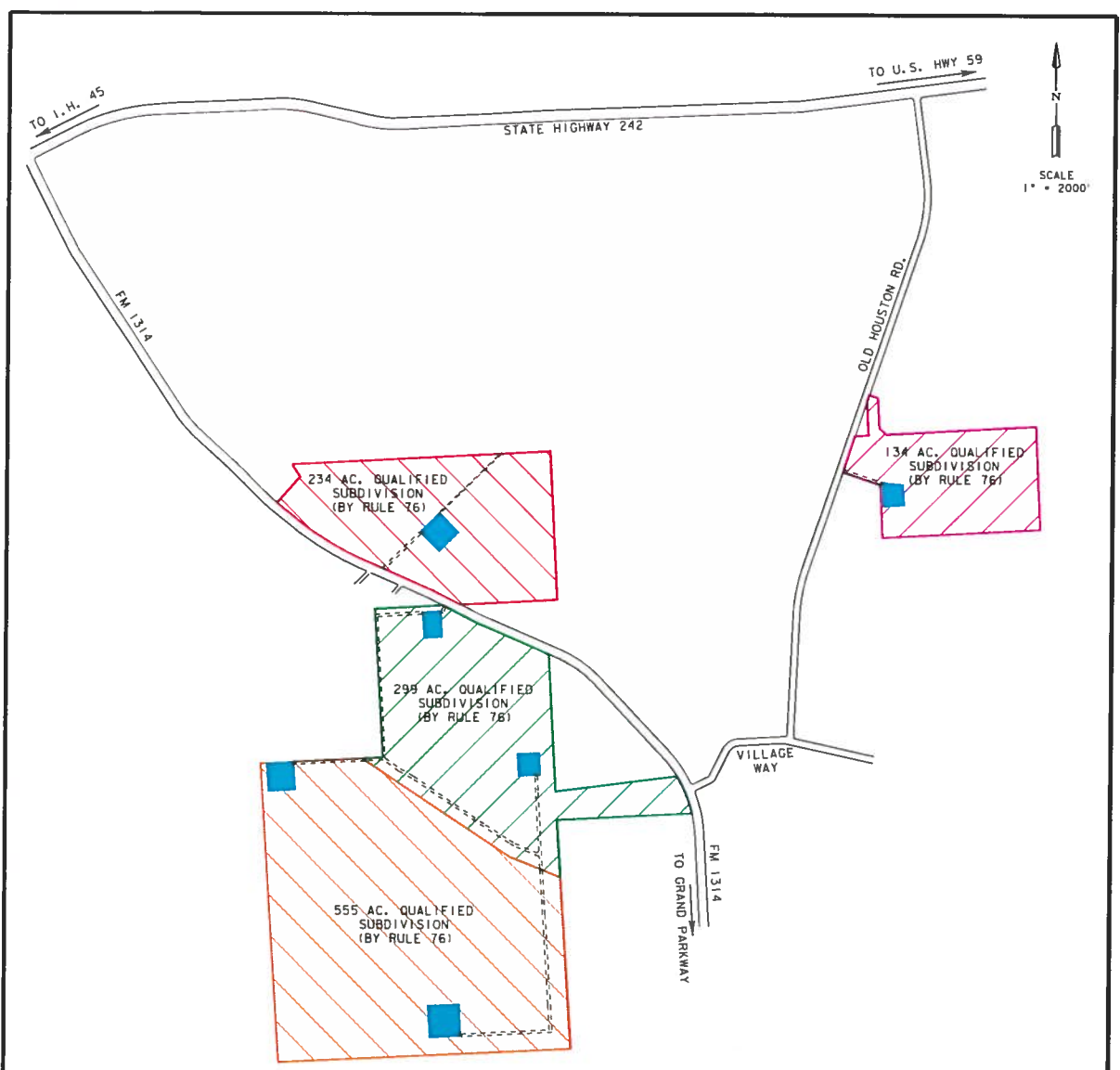
EXHIBIT OF
9.052 ACRES
ACCESS EASEMENT
(45' WIDE)
IN THE
SAMUEL V. LAMOTHE SURVEY, A-333
MONTGOMERY COUNTY, TEXAS
JUNE 2015 JOB NO. 1608-2000

LJA Engineering, Inc.




2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.953.5026
T.B.P.L.S. Firm No. 10110501





SCALE
1" = 2000'

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

ELAN DEVELOPMENT, LP

Exhibit No.:
Docket No.:
Date:

03-0295878
5/29/2015

ELAN DEVELOPMENT, LP.

**STAR RIDGE RANCH
QUALIFIED SUBDIVISION
PARCEL EXHIBIT**

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200
Fax 713.853.5028
FRN - F-1366

DATE OCTOBER 2015

JOB NO. 1958-10000