

**RAILROAD COMMISSION OF TEXAS
HEARINGS DIVISION**

OIL & GAS DOCKET NO. 03-0310851

**APPLICATION OF AVANTI ACQUISITION COMPANY, LLC FOR APPROVAL
OF A QUALIFIED SUBDIVISION PURSUANT TO STATEWIDE RULE 76 FOR A
160 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 the Houston Chronicle Network's Tomball Potpourri, 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. The proposed qualified subdivision is in Harris County, a county having a population in excess of 400,000 people.
3. No protests of the Application were filed, and no one appeared at the hearing to protest the application.
4. The Applicant is authorized to represent all of the surface ownership in this docket seeking approval of the proposed qualified subdivision.
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 2.2 acres each. 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 the public road.
7. The 2.5-mile area of review around the proposed qualified subdivision has been developed with one well in one Commission designated field located within the 2.5-mile area of review: the Deckers Prairie, S. (SEG A 1400) Field. There has been a total of 23 wells drilled within the 2.5-mile area of review. All but one were dryholes with records showing that 20 of the 23 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 160 Acre Tract in the Ersa Grae development in Harris County, Texas, more particularly described by the metes and bounds descriptions in field notes and plats attached hereto and incorporated herein for all purposes, is hereby APPROVED.

It is further ORDERED that this Final Order is effective on 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)

YOUNG, S
A-942

Grand Pkwy (SH-99) ROW

MC CORMICK, J
A-571

IVY, J
A-477

160.0± AC

DEDRICK, G
A-240

JUERGEN, C W
A-1541

ROBACK, A
A-1486

HAIG, G
A-338

Avanti Acquisition Company, LLC

Exhibit No.: *2*
Docket No.: 03-0310851
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

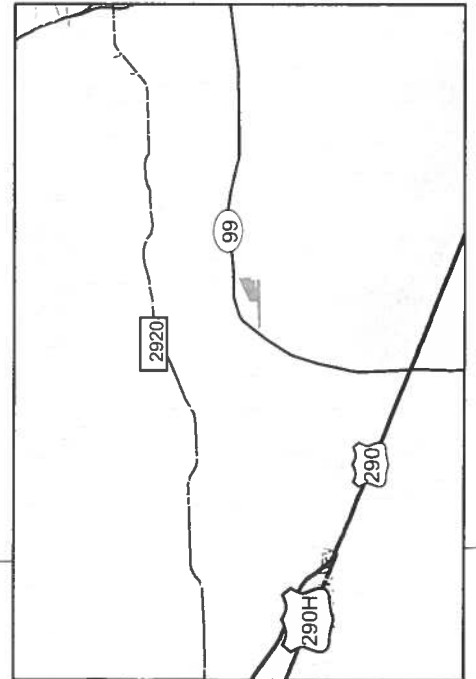
160.0± Acre Tract

LOCATED IN THE

MC CORMICK, J; A-571, IVY, J; A-477,
and DEDRICK, G; A-240

Surveys
Harris County, TX

-  Drill Site
-  40' Access & Pipeline Easement
-  Proposed Qualified Subdivision (PQS) 160.0± AC



160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a 160.00 acre tract of land in the John McCormick Survey, Abstract 571, the George Dedrick Survey, Abstract 240, the George Haig Survey, Abstract 338, and the John Ivy Survey, Abstract 477, Harris County, Texas, being out of a portion of the residue of that certain called 156.8547 acre tract recorded under County Clerk's File Number C190366, Official Public Records of Real Property, Harris County, Texas, the residue of that certain called 19.718 acre tract recorded under County Clerk's File Number D502049, Official Public Records of Real Property, Harris County, Texas, the residue of that certain called 8.764 acre tract recorded under County Clerk's File Number R921584, Official Public Records of Real Property, Harris County, Texas, a portion of the residue of that certain called 60.95 acre tract recorded under County Clerk's File Number R921582, Official Public Records of Real Property, Harris County, Texas, and those called 0.14 acre Director Lots recorded under County Clerk's File Numbers 20140268304 (Lot 5), 20140268303 (Lot 4), 20140268302 (Lot 3), 2016-562129 (Lot 2), and 20140268300 (Lot 1), 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 ¾ inch iron rod found at a fence corner post for the southeast corner of said called 60.95 acre tract, same being the upper northeast corner of an adjoining called 44.5844 acre tract recorded under County Clerk's File Number 20090221888, Official Public Records of Real Property, Harris County, Texas, for the lower southeast corner and **Place of Beginning** of the herein described tract, said point being the southwest corner of an adjoining called 4.4117 acre tract recorded under County Clerk's File Number N425593, Official Public Records of Real Property, Harris County, Texas, same being the northwest corner of an adjoining called 2.594 acre tract recorded under County Clerk's File Number N930760, Official Public Records of Real Property, Harris County, Texas, and being in the upper east line of said George Haig Survey, Abstract 338, same being the west line of the adjoining C. W. Juergen Survey, Abstract 1541;

Thence South 87 degrees 36 minutes 23 seconds West (called West, adjoiner called South 89 degrees 28 minutes 02 seconds West) along the south line of the herein described tract and said called 60.95 acre tract, same being the north line of said adjoining called 44.5844 acre tract, at 947.86 feet pass a 5/8 inch iron rod with cap marked "S & V Surveying" found on said line, at 1,190.13 feet pass a 5/8 inch iron rod with cap marked "S & V Surveying" found on said line and continuing for a total distance of 1,786.29 feet (adjoiner called 1,786.13 feet) to a ½ inch iron rod found for angle point, said point being the northwest corner of said adjoining called 44.5844 acre tract, same being the northeast corner of an adjoining called 111.4436 acre tract recorded under County Clerk's File Number T141337, Official Public Records of Real Property, Harris County, Texas;

160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

Thence South 87 degrees 38 minutes 13 seconds West (called West, adjoiner called South 89 degrees 50 minutes 18 seconds West) along the south line of the herein described tract and said called 60.95 acre tract, same being the north line of said adjoining called 111.4436 acre tract, 3,483.72 feet to a point for the southwest corner of the herein described tract, said point being in the easterly line 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, from which point a Texas Department of Transportation (TxDOT) monument bears South 47 degrees 33 minutes 33 seconds East, 6.02 feet;

Thence along the common line of the herein described tract and said adjoining called 7.02 acre tract to TxDOT monuments found at the following courses and distances:

North 47 degrees 33 minutes 33 seconds West, 51.53 feet (adjoiner called North 47 degrees 34 minutes 23 seconds West, 57.55 feet);

North 37 degrees 20 minutes 36 seconds West, 128.77 feet (adjoiner called North 37 degrees 21 minutes 35 seconds West, 128.77 feet);

North 29 degrees 02 minutes 20 seconds West, 195.73 feet (adjoiner called North 29 degrees 03 minutes 19 seconds West, 195.73 feet);

North 37 degrees 28 minutes 49 seconds West, 88.56 feet (adjoiner called North 37 degrees 29 minutes 48 seconds West, 88.56 feet);

North 52 degrees 35 minutes 39 seconds West, 103.66 feet (adjoiner called North 52 degrees 33 minutes 23 seconds West, 103.68 feet) to a TxDOT monument found for corner, said point being in the north line of the aforementioned called 8.764 acre tract and the north line of said George Haig Survey, Abstract 338, same being the south line of said John McCormick Survey, Abstract 571, and the south line 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 North 86 degrees 28 minutes 35 seconds East (called East) along the north line of the herein described tract, the north line of said called 8.764, the north line of the aforementioned called 60.95 acre tract, and the north line of said George Haig Survey, Abstract 338, same being the south line of said John McCormick Survey, Abstract 571, and the south line of said adjoining called 101.3992 acre tract, at 1,382.26 feet pass a ½ inch iron rod found on said line for the southeast corner of said adjoining called 101.3992 acre tract, same being the southwest corner of the adjoining residue of a called 109.9008 acre tract (Tract 1) recorded under County Clerk's File Number 20100483336, Official Public Records of Real Property, Harris County, Texas, and continuing for a total distance of 3,070.25 feet to a 5/8 inch iron rod found at a fence corner post for a reentry corner to the herein described tract, said point being the southeast corner of said adjoining called 109.9008 acre tract, and being the southwest corner of the aforementioned called 156.8547 acre tract;

160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

Thence North 03 degrees 28 minutes 32 seconds West (adjoiner called North 03 degrees 28 minutes 20 seconds West under County Clerk's File Number 20160002034, Official Public Records of Real Property, Harris County, Texas) along a westerly line of the herein described tract and the west line of said called 156.8547 acre tract, same being the east line of said adjoining called 109.9008 acre tract, 889.10 feet to a point on said line for the upper northwest corner of the herein described tract;

Thence North 64 degrees 11 minutes 37 seconds East crossing said called 156.8547 acre tract, 1,738.06 feet to a TxDOT monument found for a corner to the herein described tract, same being a southerly corner of an adjoining called 40.39 acre tract (Parcel 108 Part 2) recorded under County Clerk's File Number 20160002034, Official Public Records of Real Property, Harris County, Texas;

Thence North 65 degrees 13 minutes 51 seconds East (adjoiner called North 65 degrees 13 minutes 20 seconds East) along the common line of the herein described tract and said adjoining called 40.39 acre tract, 148.37 feet (adjoiner called 148.40 feet) to a TxDOT monument found for corner;

Thence South 24 degrees 05 minutes 53 seconds East (adjoiner called South 24 degrees 05 minutes 23 seconds East) continuing along said common line, 315.69 feet (adjoiner called 315.69 feet) to a TxDOT monument found for corner;

Thence North 59 degrees 32 minutes 23 seconds East (adjoiner called North 59 degrees 31 minutes 37 seconds East) continuing along said common line, 50.31 feet (adjoiner called 50.31 feet) to a TxDOT monument found for corner;

Thence North 24 degrees 05 minutes 53 seconds West (adjoiner called North 24 degrees 05 minutes 23 seconds West) continuing along said common line, 310.70 feet (adjoiner called 310.70 feet) to a TxDOT monument found for corner;

Thence North 65 degrees 13 minutes 51 seconds East (adjoiner called North 65 degrees 13 minutes 20 seconds East) continuing along said common line, at 752.02 feet pass a TxDOT monument found on said line, and continuing for a total distance of 1,097.66 feet (adjoiner called 1,097.68 feet) to a TxDOT monument found for corner;

Thence South 02 degrees 04 minutes 06 seconds East (adjoiner called South 02 degrees 09 minutes 09 seconds East) continuing along said common line, 33.50 feet (adjoiner called 33.64 feet) to a TxDOT monument found for corner;

Thence North 38 degrees 28 minutes 04 seconds East (adjoiner called North 38 degrees 25 minutes 19 seconds East) continuing along said common line, 68.63 feet (adjoiner called 68.86 feet) to a point in an existing drainage channel for corner;

160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

Thence North 65 degrees 13 minutes 51 seconds East (adjoiner called North 65 degrees 13 minutes 20 seconds East) continuing along said common line, 120.72 feet (called 120.72 feet) to a 5/8 inch iron rod found with a TxDOT disk in an existing ditch for the lower northeast corner of the herein described tract, said point being in the east line of the aforementioned called 19.718 acre tract, same being the west right-of-way line of Mueschke Road (60-foot wide);

Thence South 02 degrees 34 minutes 54 seconds East (called South 00 degrees 31 minutes East) along the east line of the herein described tract and said called 19.718 acre tract, same being the west right-of-way line of Mueschke Road, at 1,432.98 feet pass a 5/8 inch iron rod with cap marked "Jones | Carter" set for the northeast corner of the aforementioned called 0.14 acre tract (Director Lot 5), and continuing for a total distance of 1,682.98 feet to a 1-½ inch iron pipe found for the upper southeast corner of the herein described tract, the southeast corner of the aforementioned called 19.718 acre tract, and the southeast corner of the aforementioned called 0.14 acre tract (Director Lot 1), same being the northeast corner of an adjoining called 1.1466 acre tract recorded under County Clerk's File Number 20070690896, Official Public Records of Real Property, Harris County, Texas;

Thence North 87 degrees 39 minutes 56 seconds West (called North 85 degrees 30 minutes West) along the common line of the herein described tract and said adjoining called 1.1466 acre tract, at 120.00 feet pass a 5/8 inch iron rod with cap marked "Jones | Carter" set on said line for the southwest corner of said Director Lot 1, and continuing for a total distance of 401.49 feet (called 404.4 feet) to a 1-½ inch iron pipe found at a fence corner post for a reentry corner to the herein described tract, same being the southwest corner of said called 19.718 acre tract, and the northwest corner of said adjoining called 1.1466 acre tract, said point also being in the west line of said George Dedrick Survey, Abstract 240, same being the east line of said John McCormick Survey, Abstract 571, and the east line of the aforementioned called 156.8547 acre tract;

Thence South 01 degree 38 minutes 45 seconds East (adjoiner called South) continuing along said common line, 139.38 feet (adjoiner called 135.05 feet) to a ½ inch iron rod found inside a 1-½ inch iron pipe for angle point, said point being the southwest corner of said adjoining called 1.1466 acre tract, same being the northwest corner of an adjoining called 3.24823 acre tract recorded under County Clerk's File Number P497330, Official Public Records of Real Property, Harris County, Texas;

Thence South 01 degree 53 minutes 28 seconds East (adjoiner called South 00 degrees 04 minutes 29 seconds West) along an easterly line of the herein described tract, the east line of said called 156.8547 acre tract, and the east line of said John McCormick Survey, Abstract 571, same being the west line of said George Dedrick Survey, Abstract 240, and the west line of said adjoining called 3.24823 acre tract, 173.92 feet (adjoiner called 173.71 feet) to a ½ inch iron rod found for angle point, said point being the southwest corner of said adjoining called 3.24823 acre tract, same being the northwest corner of an adjoining called 1.6241 acre tract recorded under County Clerk's File Number R507921, Official Public Records of Real Property, Harris County, Texas;

160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

Thence South 01 degree 46 minutes 31 seconds East (adjoiner called South 00 degrees 04 minutes 29 seconds West) continuing along an easterly line of the herein described tract, the east line of said called 156.8547 acre tract, and the east line of said John McCormick Survey, Abstract 571, same being the west line of said George Dedrick Survey, Abstract 240, and the west line of said adjoining called 1.6241 acre tract, 173.77 feet (adjoiner called 173.72 feet) to a 1-inch iron pipe found for corner, said point being the southwest corner of said adjoining called 1.6241 acre tract, the northwest corner of an adjoining called 0.3744 acre tract recorded under County Clerk's File Number C711253, Official Public Records of Real Property, Harris County, Texas, the northeast corner of the aforementioned called 60.95 acre tract, and the northeast corner of an adjoining called 0.8568 acre tract recorded under County Clerk's File Number C857335, Official Public Records of Real Property, Harris County, Texas, said point also being the southwest corner of said George Dedrick Survey, Abstract 240, the northwest corner of the aforementioned adjoining C. W. Juergen Survey, Abstract 1541, the upper northeast corner of the aforementioned George Haig Survey, Abstract 338, and the southeast corner of said John McCormick Survey, Abstract 571;

Thence South 87 degrees 35 minutes 08 seconds West (adjoiner called North 89 degrees 47 minutes 36 seconds West) along the common line of the herein described tract and said adjoining called 0.8568 acre tract, at 880.86 feet pass a 5/8 inch iron rod with cap marked "S & V Surveying" found on said line, and continuing for a total distance of 932.72 feet (adjoiner called 933.00 feet) to a 5/8 inch iron rod found in an existing ditch for a reentry corner to the herein described tract, same being the northwest corner of said adjoining called 0.8568 acre tract;

Thence South 02 degrees 19 minutes 26 seconds East (adjoiner called South) continuing along said common line, 40.00 feet (adjoiner called 40.00 feet) to a 5/8 inch iron rod with cap marked "S & V Surveying" found for a reentry corner to the herein described tract, same being the southwest corner of said adjoining called 0.8568 acre tract;

Thence North 87 degrees 35 minutes 08 seconds East (adjoiner called South 89 degrees 47 minutes 36 seconds East) continuing along said common line, at 46.45 feet pass a 5/8 inch iron rod with cap marked "S & V Surveying" found on said line, and continuing for a total distance of 932.72 feet (adjoiner called 933.20 feet) to a 1/2 inch iron rod found for corner, said point being the southeast corner of said adjoining called 0.8568 acre tract, the southwest corner of the aforementioned adjoining called 0.3744 acre tract, and the northwest corner of the adjoining residue of a called 4.0 acre tract recorded under County Clerk's File Number N282659, Official Public Records of Real Property, Harris County, Texas, said point also being in the upper east line of said George Haig Survey, Abstract 338, same being the west line of the aforementioned adjoining C. W. Juergen Survey, Abstract 1541;

160.00 Acres

John McCormick Survey, Abstract 571
George Dedrick Survey, Abstract 240
George Haig Survey, Abstract 338
John Ivy Survey, Abstract 477

Thence South 01 degree 54 minutes 08 seconds East (adjoiner called South 00 degrees 17 minutes 13 seconds East under County Clerk's File Number C857335, Official Public Records of Real Property, Harris County, Texas) along the lower east line of the herein described tract, the east line of said called 60.95 acre tract, and the upper east line of said George Haig Survey, Abstract 338, same being the west line of said adjoining C. W. Juergen Survey, Abstract 1541, the west line of said adjoining residue of a called 4.0 acre tract, and the west line of an adjoining called 4.4117 acre tract recorded under County Clerk's File Number N425593, Official Public Records of Real Property, Harris County, Texas, 478.43 feet (adjoiner called 478.95 feet under County Clerk's File Number C857335, Official Public Records of Real Property, Harris County, Texas) to the **Place of Beginning** and containing 160.00 acres of land, more or less.

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




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