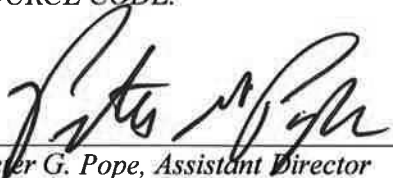


**VOLUNTARY CLEANUP PROGRAM
FINAL CERTIFICATE OF COMPLETION
RELYING ON INSTITUTIONAL CONTROLS**

As provided for Chapter 91, Subchapter 0, Texas Natural Resource Code.

I, PETER G. POPE, ASSISTANT DIRECTOR OF THE SITE REMEDIATION SECTION, OIL AND GAS DIVISION, RAILROAD COMMISSION OF TEXAS, CERTIFY UNDER CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE, THAT NECESSARY RESPONSE ACTIONS HAVE BEEN COMPLETED FOR VOLUNTARY CLEANUP PROGRAM SITE VCP NO.03-11002 FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION, EXHIBIT "B" AND WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. THE APPLICANT WAS NOT A RESPONSIBLE PARTY UNDER SECTION 91.113. ON THE DATE OF ISSUANCE OF THIS CERTIFICATE THE APPLICANT IS QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED on 18th March 2019.



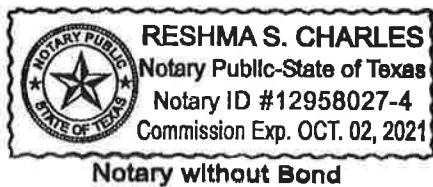
Peter G. Pope, Assistant Director
Site Remediation Section

STATE OF Texas

COUNTY OF Travis

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, Site Remediation Section, of the Railroad Commission of Texas, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th Day of March 2019.





Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
METES AND BOUNDS 6.5-ACRE TRACT

VCP No. 03-11002

County: Fort Bend
 Project: Riverstone; COM807
 C.I. No.: 1236-18
 Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 6.50 ACRES

Being a 6.50 acre tract of land located in the William Stafford Survey, A-89 and the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 6.50 acre tract being all of Reserve "A" and all of Reserve "B" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 6.50 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 672.68 feet to the common east corner of said Reserves "B" and "C", same being on the west Right-of-Way (R.O.W.) line of LJ Parkway as recorded in Plat Number 20140083 of the F.B.C.P.R.;
2. Thence, with said west R.O.W. line, South 06 degrees 11 minutes 14 seconds East, a distance of 98.11 feet;
3. Thence, continuing with said west R.O.W. line, 512.47 feet along the arc of a curve to the left, said curve having a central angle of 14 degrees 18 minutes 20 seconds, a radius of 2,052.50 feet and a chord that bears South 13 degrees 20 minutes 24 seconds East, a distance of 511.14 feet to the north end of a radius return;
4. Thence, with said radius return, 40.06 feet along the arc of a curve to the right, said curve having a central angle of 91 degrees 48 minutes 23 seconds, a radius of 25.00 feet and a chord that bears South 25 degrees 24 minutes 36 seconds West, a distance of 35.91 feet to the north R.O.W. line of Cabrera Drive as recorded in Plat Number 20160063 of the F.B.C.P.R.;

Thence, with said north R.O.W line, the following three (3) courses:

Page 2 of 3

5. 350.40 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 25 minutes 08 seconds, a radius of 660.00 feet and a chord that bears South 86 degrees 31 minutes 21 seconds West, a distance of 346.30 feet;
6. North 78 degrees 16 minutes 05 seconds West, a distance of 135.40 feet
7. 180.16 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 56 minutes 56 seconds, a radius of 740.00 feet and a chord that bears North 85 degrees 14 minutes 33 seconds West, a distance of 179.71 feet to the southwest corner of aforesaid Reserve "A";
8. Thence, with the west line of said Reserve "A", North 03 degrees 11 minutes 56 seconds West, at a distance of 16.89 feet pass the southeast corner of aforesaid Clements Crossing Section One, in all, a total distance of 229.11 feet to the **Point of Beginning** and containing 6.50 acres of land.

Mark D. Armstrong
06/27/18



S:\NBW\Riverstone\2016019 Mini Warehouse Excel Topo\021-topo survey\BNDY STAKING\23618.dgn
6/27/2018 8:23:10 AM

CLEMENTS CROSSING SECTION ONE
PLAT NO. 20170255 F.B.C.P.R.

IVORY RIDGE
AT RIVERSTONE
SECTION ONE
PLAT NO. 20140080
F.B.C.P.R.

CABRERA DRIVE

6.50 ACRES

PAGE 3 OF 3

LU PARKWAY



Engineering and Surveying
2407 CityWest Blvd., 3rd Floor
Houston, Texas 77042
(713) 783-7788 (713) 783-5500, Fax
TBP&S FIRM REG. No. 289
TBP&S FIRM REG. No. 100466

EXHIBIT OF
6.50 ACRES
CABRERA DRIVE RESERVES

JOB NO.: 1998030-57

DATE: 06-27-18



Exhibit A
(Affected Property)

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION

VCP No. 03-11002

EXHIBIT "B"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION OF RESPONSE ACTION
AND INSTITUTIONAL CONTROLS

I, F.W. Reichert, III representing Hillsboro Estates LLC, have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at the approximately 6.5-Acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-11002 located in Sugar Land, Fort Bend County, Texas. The applicant has submitted and received approval from the Railroad Commission of Texas (RRC) on all plans and reports required by the Voluntary Cleanup Agreement. The plans and reports were prepared using a prudent degree of inquiry of the Site consistent with accepted industry standards to identify all contaminants, waste and contaminated media of regulatory concern. The response actions for the site have achieved response action levels as determined by the standards of the RRC and remain protective as long as the following controls are maintained:

1. Use of the groundwater beneath **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)** shall be prohibited except for monitoring purposes.
2. Penetration of the impacted soil and/or groundwater beneath **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)**, for any purpose, shall only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
3. Use of **Affected Property Area C (6.39 acres)** shall be limited to commercial/industrial land use, and no part of **Affected Property Area C (6.39 acres)** shall be used for residential land use as defined in this Restrictive Covenant.
4. These restrictions shall be a covenant running with the land.

These restrictions were filed in the Fort Bend County Clerk's office on March 12, 2019, Document 2019024031 (Attachment 1). The response actions eliminate substantial present or future risk to public health and safety and to the environment from releases and threatened releases of contaminants at or from the Site. The Applicant has not acquired this certificate of completion by fraud, misrepresentation, or knowing failure to disclose material information. Further information concerning the response actions at this Site may be found in the final report at the central office of the RRC filed under VCP No. 03-11002.

The preceding is true and correct to the best of my knowledge and belief.

Applicant

By: _____

Print Name: F.W. Reichert, III

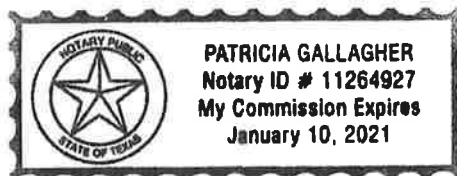
STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, personally appeared F.W. Reichert III, known to me to be the person and agent of said commission whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of March, 2018. 2019.

Patricia Gallagher

Notary Public in and for the State of Texas



***Attachment 1
Environmental Restrictive Covenant
Document 2019024031
Fort Bend County, Texas***



**Railroad Commission of Texas
 Environmental Restrictive Covenant**

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

This Restrictive Covenant is filed pursuant to the authority of the Railroad Commission of Texas (“Commission”) to control and clean up pollution caused by activities over which the Commission exercises jurisdiction in accordance with Section 91.113 of the Texas Natural Resources Code and affects the real property (“Property”) described as follows:

Storage Cap Sugar Land, LP and LJ Parkway LLC are the current owners of the Property and premises, and appurtenances thereto, located in Fort Bend County, Texas, consisting of a 6.50 acre tract of land located in the William Stafford Survey, A-89 and the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 6.50 acre tract being all of Reserve "A" and all of Reserve "B" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); and more fully described on **Exhibit A**, which is attached hereto and incorporated herein, and identified as the “Property.”

Soil and groundwater on the Property is impacted by certain identified constituents of concern (“COCs”). The entire 6.50 acre **Property** is considered to be the **Affected Property**. The 6.50 acre **Affected Property** is divided into two (2) restriction areas: **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)**, which are described as follows:

Affected Property Area B – 0.11 acres – (See Exhibit B)

Being a 0.11 acre tract of land located in the William Stafford Survey, A-89 in Fort Bend County, Texas; said 0.11 acre tract being a portion of Reserve "A" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.11 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 298.98 feet to the Point of Beginning of the herein described tract of land;

1. Thence, continuing with said common line, North 55 degrees 53 minutes 58 seconds East, a distance of 53.52 feet;

Thence, through said Reserve "A", the following three (3) courses:

2. South 03 degrees 10 minutes 25 seconds East, a distance of 116.59 feet;
3. South 86 degrees 49 minutes 35 seconds West, a distance of 45.91 feet;
4. North 03 degrees 10 minutes 25 seconds West, a distance of 89.09 feet to the Point of Beginning and containing 0.11 acres of land.

Affected Property Area C – 6.39 Acres – (See Exhibit C)

Being a 6.39 acre tract of land located in the William Stafford Survey, A-89 and the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 6.39 acre tract being a portion of Reserve "A" and all of Reserve "B" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 6.39 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 298.98 feet

Thence, through said Reserve "A", the following three (3) courses:

2. South 03 degrees 10 minutes 25 seconds East, a distance of 89.09 feet;
3. North 86 degrees 49 minutes 35 seconds East, a distance of 45.91 feet;
4. North 03 degrees 10 minutes 25 seconds West, a distance of 116.59 feet to the common line of said Reserve "A" and said Reserve "C";
5. Thence, with said common line, North 55 degrees 53 minutes 58 seconds East, at a distance of 67.06 feet passing the common corner of said Reserve "A" and aforesaid Reserve "B", in all, a total distance of 320.18 feet to the common east corner of said Reserves "B" and "C", same being on the west R.O.W. of U Parkway as recorded in Plat Number 20140083 of the F.B.C.P.R.;
6. Thence, with said west R.O.W. line, South 06 degrees 11 minutes 14 seconds East, a distance of 98.11 feet;
7. Thence, continuing with said west R.O.W. line, 512.47 feet along the arc of a curve to the left, said curve having a central angle of 14 degrees 18 minutes 20 seconds, a radius of

2,052.50 feet and a chord that bears South 13 degrees 20 minutes 24 seconds East, a distance of 511.14 feet to the north end of a radius return;

8. Thence, with said radius return, 40.06 feet along the arc of a curve to the right, said curve having a central angle of 91 degrees 48 minutes 23 seconds, a radius of 25.00 feet and a chord that bears South 25 degrees 24 minutes 36 seconds West, a distance of 35.91 feet to the north R.O.W. line of Cabrera Drive as recorded in Plat Number 20160063 of the F.B.C.P.R.;

Thence, with said north R.O.W line, the following three (3) courses:

9. 350.40 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 25 minutes 08 seconds, a radius of 660.00 feet and a chord that bears South 86 degrees 31 minutes 21 seconds West, a distance of 346.30 feet;
10. North 78 degrees 16 minutes 05 seconds West, a distance of 135.40 feet;
11. 180.16 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 56 minutes 56 seconds, a radius of 740.00 feet and a chord that bears North 85 degrees 14 minutes 33 seconds West, a distance of 179.71 feet to the southwest corner of aforesaid Reserve "A";
12. Thence, with the west line of said Reserve "A", North 03 degrees 11 minutes 56 seconds West, at a distance of 16.89 feet pass the southeast corner of aforesaid Clements Crossing Section One, in all, a total distance of 229.11 feet to the Point of Beginning and containing 6.39 acres of land.

This Restrictive Covenant is required for the following reasons:

The **Affected Property** was part of an oil and gas exploration and production lease in the Sugar Land Oil Field from the late 1920s to the early 2000s. COCs attributable to the historical oil and gas operations at and in the vicinity of the **Affected Property** are present in soil and groundwater. An environmental investigation and response action were required in accordance with Commission regulations. Sugar Land Ranch Development LLC performed the response action to characterize and remediate the COCs. The remediation was performed in such a manner that at the time of filing this restrictive covenant, the following maximum levels of COCs remain in the soil beneath the **Affected Property Area C (6.39 acres)**:

Sample ID+	Restriction Area	Chemical Of Concern	Maximum Concentration (mg/Kg)
MW-5 (24-25ft)	Affected Property Area C (6.39 Acres)	Total Petroleum Hydrocarbons (TPH)	28,395

MW-4 (8-10 ft)	Affected Property Area C (6.39 Acres)	Benzene	0.186
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The following maximum levels of COCs remain in the groundwater beneath the **Affected Property Area C (6.39 acres)** at the time of filing this restrictive covenant:

Sample ID+	Restriction Area	Chemical Of Concern	Maximum Concentration (mg/L)
MW-5	Affected Property Area C (6.39 Acres)	TPH	157.1
MW-7 & MW-5	Affected Property Area C (6.39 Acres)	LNAPL*	0.01 (ft)
MW-7	Affected Property Area C (6.39 Acres)	Benzene	0.0108
MW-5	Affected Property Area C (6.39 Acres)	Barium	2.58
MW-7	Affected Property Area C (6.39 Acres)	Arsenic	0.0554

*LNAPL – (crude oil) light non-aqueous phase liquids

+Additional information regarding the samples listed in the tables above can be found in Remedial Action Completion Report, Sugar Land Ranch – Section 6 South, dated, August 2018.

The investigation, assessment, remediation and analytical data are contained in the following reports, copies of which are located at the offices of Sugar Land Ranch Development LLC, 13131 Dairy Ashford, Suite 210, Sugar Land, TX 77478:

- (i) Phase I Environmental Site Assessment Report, Riverstone Commercial Tract COM807, Sugar Land, TX, dated March 2016;
- (ii) Site Investigation Report, Sugar Land Ranch – Section 6 South, dated November 2017;
- (iii) Response to April 19, 2018, Letter – Sugar Land Ranch – Section 6 South, dated June 2018;
- (iv) Remedial Action Plan, Sugar Land Ranch – Section 6 South, dated July 2018;
- (v) Remedial Action Completion Report, Sugar Land Ranch – Section 6 South, dated, August 2018;

Copies of these reports are also available at the Commission's Austin Office, located at 1701 N. Congress Avenue, Austin, Texas filed under VCP 03-11002.

The response action was approved by the Commission based on the presumption that the **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)**, will be protective of residential and/or industrial land use with the implementation of this Restrictive Covenant.

For purposes of this Restrictive Covenant, the following are defined as:

- “residential land use” means use for dwellings, such as single family houses and multi-family apartments, children’s homes, nursing homes, residential portions of government-owned lands (local, state or federal), day care facilities, educational facilities, hospitals, residential portions of ranch and farm land, and parks (local, state or federal).
- “commercial/industrial land use” means use of property for anything other than use for human habitation or for other purposes with a similar potential for human exposure. Human habitation includes but is not limited to residential land use.
- “exposure pathway” means the course that a COC takes from a source area to ecological or human receptors and includes a source area, a point of exposure, and an exposure route (e.g., ingestion), as well as a transport mechanism if the point of exposure is different from the source area.
- “environmental medium” means a material found in the natural environment such as soil, groundwater, air, surface water, and sediments, or a mixture of such materials with liquids, sludges, gases, or solids.

Based on the information contained in the investigation, assessment and monitoring reports, so long as an incomplete exposure pathway is maintained to impacted soil and/or groundwater exceeding health-based values, then the COCs associated with the **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)** pose no significant present or future risk to humans or the environment. The response action has been approved by the Commission based on the presumption that the groundwater beneath the **Property**, which includes **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)**, will not be used for any purpose, except monitoring. With the filing of this document, the Commission does not require any further remediation of the **Affected Property Area B (0.11 acres)** nor **Affected Property Area C (6.39 acres)** so long as an incomplete exposure pathway is maintained to impacted soil and/or groundwater exceeding health-based values, and groundwater use is limited to monitoring purpose only.

The Commission has determined that, subject to the restriction imposed on the use of groundwater, the **Affected Property Area B (0.11 acres)** currently meets acceptable recognized standards for residential land use; and **Affected Property Area C (6.39 acres)** will be used exclusively for commercial/industrial land use and will not be put to residential land use.

This Restrictive Covenant is necessary to assure that all present and future owners, operators, lessors, or lessees of **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)** are aware of its condition and do not use **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)** in any manner inconsistent with this Restrictive Covenant. If any person desires to use **Affected Property Area B (0.11 acres)** and/or **Affected Property Area C (6.39 acres)** in any manner inconsistent with the restrictions described in this covenant, the Commission must be notified at least 60 days in advance of such use. Additional response action contemplating a change in land use or in the size of the assumed exposure area may be necessary. The additional response action must be approved by the Commission and completed prior to the commencement of the new use of the of **Affected Property Area B (0.11 acres)** and/or **Affected Property Area C (6.39 acres)**.

In consideration of the response actions leading to final approved remediation of the **Property**, the landowners of the **Property** have agreed to place the following restrictions on the **Property** in favor of the Commission and the State of Texas. Now therefore, in consideration of these premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following Restrictive Covenant in favor of the Commission and the State of Texas are placed on the **Property** described on **Exhibit A**, to wit:

1. Use of the groundwater beneath **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)** shall be prohibited except for monitoring purposes.
2. Penetration of the impacted soil and/or groundwater beneath **Affected Property Area B (0.11 acres)** and **Affected Property Area C (6.39 acres)**, for any purpose, shall only be conducted in such a manner as to prevent the migration or release of contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
3. Use of **Affected Property Area C (6.39 acres)** shall be limited to commercial/industrial land use, and no part of **Affected Property Area C (6.39 acres)** shall be used for residential land use as defined in this Restrictive Covenant.
4. These restrictions shall be a covenant running with the land.

For additional information, please request the information from the Commission or from Sugar Land Ranch Development LLC.

Railroad Commission of Texas
Oil and Gas Division
Site Remediation Section
P.O. Box 12967
1701 N. Congress
Austin, Texas 78711-2967

Railroad Commission of Texas Voluntary Cleanup Program No. 03-11002

As of the date of this Restrictive Covenant, the record owners of fee title to the Affected Property are Storage Cap Sugar Land, LP, which has the address of 8215 S. Eastern Ave., Unit 245, Las Vegas, NV 89123 and LJ Parkway LLC, which has the address of 15010 Lakefair Dr., Richmond, TX 77406-3995.

This Restrictive Covenant may be rendered of no further force or effect only be a release executed by the Commission and filed in the same Real Property Records as those in which this Restrictive Covenant is filed.

Executed this 8 day of March 2019.

Storage Cap Sugar Land, LP

Signature:

[Handwritten Signature]

Printed Name:

Chris Harris

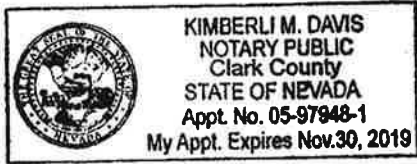
Title:

President of the General Partner

Nevada
STATE OF ~~TEXAS~~ Clark
COUNTY OF ~~FORT BEND~~ Clark

BEFORE ME, on this 8 day of March, 2019, personally appeared Christopher Harris Pres. of Gen. Part. Storage Cap Sugar Land, LP, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.



Kimberli M. Davis
Notary Public, State of ~~Texas~~ Nevada

County of Clark

My Commission Expires: Nov. 30 2019

Executed this 11 day of March 2019.

LJ Parkway LLC

Signature:

[Handwritten Signature]

Printed Name:

Brian Evans

Title:

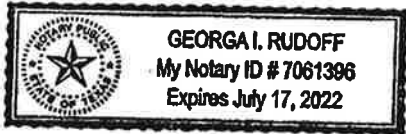
Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, on this 11 day of March, 2019, personally appeared Brian Evans, manager, LJ Parkway LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Georgia I. Rudoff
Notary Public, State of Texas



County of Ft Bend

My Commission Expires: 7/17/2022

Accepted as Third Party Beneficiary this 11th day of March 2019.

Railroad Commission of Texas

Signature: *David W. Cooney, Jr.*

Printed Name: David W. Cooney, Jr.

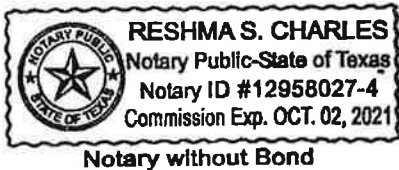
Title: Attorney, Office of General Counsel

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, on this 11th day of March, 2019, personally appeared David Cooney, Attorney known to me to be the person whose name is subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.

Reshma S. Charles
Notary Public, State of Texas



County of Travis

My Commission Expires:
October 2, 2021

EXHIBIT A

County: Fort Bend
 Project: Riverstone; COM807
 C.I. No.: 1236-18
 Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 6.50 ACRES

Being a 6.50 acre tract of land located in the William Stafford Survey, A-89 and the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 6.50 acre tract being all of Reserve "A" and all of Reserve "B" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 6.50 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 672.68 feet to the common east corner of said Reserves "B" and "C", same being on the west Right-of-Way (R.O.W.) line of LJ Parkway as recorded in Plat Number 20140083 of the F.B.C.P.R.;
2. Thence, with said west R.O.W. line, South 06 degrees 11 minutes 14 seconds East, a distance of 98.11 feet;
3. Thence, continuing with said west R.O.W. line, 512.47 feet along the arc of a curve to the left, said curve having a central angle of 14 degrees 18 minutes 20 seconds, a radius of 2,052.50 feet and a chord that bears South 13 degrees 20 minutes 24 seconds East, a distance of 511.14 feet to the north end of a radius return;
4. Thence, with said radius return, 40.06 feet along the arc of a curve to the right, said curve having a central angle of 91 degrees 48 minutes 23 seconds, a radius of 25.00 feet and a chord that bears South 25 degrees 24 minutes 36 seconds West, a distance of 35.91 feet to the north R.O.W. line of Cabrera Drive as recorded in Plat Number 20160063 of the F.B.C.P.R.;

Thence, with said north R.O.W line, the following three (3) courses:

5. 350.40 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 25 minutes 08 seconds, a radius of 660.00 feet and a chord that bears South 86 degrees 31 minutes 21 seconds West, a distance of 346.30 feet;
6. North 78 degrees 16 minutes 05 seconds West, a distance of 135.40 feet
7. 180.16 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 56 minutes 56 seconds, a radius of 740.00 feet and a chord that bears North 85 degrees 14 minutes 33 seconds West, a distance of 179.71 feet to the southwest corner of aforesaid Reserve "A";
8. Thence, with the west line of said Reserve "A", North 03 degrees 11 minutes 56 seconds West, at a distance of 16.89 feet pass the southeast corner of aforesaid Clements Crossing Section One, in all, a total distance of 229.11 feet to the **Point of Beginning** and containing 6.50 acres of land.

Mark D. Armstrong
06/27/18



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CLEMENTS CROSSING SECTION ONE
PLAT NO. 20170255 F.B.C.P.R.

IVORY RIDGE
AT RIVERSTONE
SECTION ONE
PLAT NO. 20140080
F.B.C.P.R.

CABRERA DRIVE

6.50 ACRES

PAGE 3 OF 3

LU PARKWAY



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Houston, Texas 77042
(713) 783-7788 (713) 783-3590, Fax
TBPES PLAN REG. No. 289
TBPES FIRM REG. No. 100489

PLAN NO.: 1998030-57

DATE: 06-27-18

EXHIBIT OF
6.50 ACRES
CABRERA DRIVE RESERVES



Exhibit A
(Affected Property)

EXHIBIT B

County: Fort Bend
 Project: Riverstone; COM807
 C.I. No.: 1220-18
 Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 0.11 ACRES

Being a 0.11 acre tract of land located in the William Stafford Survey, A-89 in Fort Bend County, Texas; said 0.11 acre tract being a portion of Reserve "A" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 0.11 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 298.98 feet to the **Point of Beginning** of the herein described tract of land;

1. Thence, continuing with said common line, North 55 degrees 53 minutes 58 seconds East, a distance of 53.52 feet;

Thence, through said Reserve "A", the following three (3) courses:

2. South 03 degrees 10 minutes 25 seconds East, a distance of 116.59 feet;
3. South 86 degrees 49 minutes 35 seconds West, a distance of 45.91 feet;
4. North 03 degrees 10 minutes 25 seconds West, a distance of 89.09 feet to the **Point of Beginning** and containing 0.11 acres of land.



Mark D. Armstrong
 6/21/2018

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CLEMENTS CROSSING SECTION ONE
PLAT NO. 20170255 F.B.C.P.R.

IVORY RIDGE
AT RIVERSTONE
SECTION ONE
PLAT NO. 20140080
F.B.C.P.R.

0.11 ACRES

Exhibit B
(Affected Property Area B)

CABRERA DRIVE

LJ PARKWAY

PAGE 2 OF 2

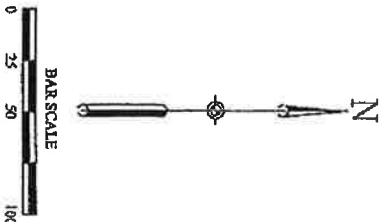


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TBP/E FIRM REG. No. 280
TBP/L S FIRM REG. No. 100486

EXHIBIT OF
0.11 ACRES
CABRERA DRIVE RESERVES

JOB NO.: 1998030-57

DATE: 06-20-18



A

B

C

POB

POB

EXHIBIT C

Page 1 of 3

County: Fort Bend
Project: Riverstone; COM807
C.I. No.: 1224-18
Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 6.39 ACRES

Being a 6.39 acre tract of land located in the William Stafford Survey, A-89 and the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 6.39 acre tract being a portion of Reserve "A" and all of Reserve "B" of Cabrera Drive Reserves, a subdivision recorded in Plat Number 20160229 of the Fort Bend County Plat Records (F.B.C.P.R.); said 6.39 acre tract being more particularly described by metes and bounds as follows; (all bearings are based on the Texas Coordinate System, South Central Zone and referenced to the west line of said subdivision);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said Reserve "A" and the southwest corner of Reserve "C" of said subdivision, same being on the east line of Clements Crossing Section One as recorded in Plat Number 20170255 of the F.B.C.P.R.;

1. Thence, with the common line of said Reserves "A" and said Reserve "C", North 55 degrees 53 minutes 58 seconds East, a distance of 298.98 feet

Thence, through said Reserve "A", the following three (3) courses:

2. South 03 degrees 10 minutes 25 seconds East, a distance of 89.09 feet;
3. North 86 degrees 49 minutes 35 seconds East, a distance of 45.91 feet;
4. North 03 degrees 10 minutes 25 seconds West, a distance of 116.59 feet to the common line of said Reserve "A" and said Reserve "C";
5. Thence, with said common line, North 55 degrees 53 minutes 58 seconds East, at a distance of 67.06 feet passing the common corner of said Reserve "A" and aforesaid Reserve "B", in all, a total distance of 320.18 feet to the common east corner of said Reserves "B" and "C", same being on the west Right-of-Way (R.O.W.) line of LJ Parkway as recorded in Plat Number 20140083 of the F.B.C.P.R.;

Page 2 of 3

6. Thence, with said west R.O.W. line, South 06 degrees 11 minutes 14 seconds East, a distance of 98.11 feet;
7. Thence, continuing with said west R.O.W. line, 512.47 feet along the arc of a curve to the left, said curve having a central angle of 14 degrees 18 minutes 20 seconds, a radius of 2,052.50 feet and a chord that bears South 13 degrees 20 minutes 24 seconds East, a distance of 511.14 feet to the north end of a radius return;
8. Thence, with said radius return, 40.06 feet along the arc of a curve to the right, said curve having a central angle of 91 degrees 48 minutes 23 seconds, a radius of 25.00 feet and a chord that bears South 25 degrees 24 minutes 36 seconds West, a distance of 35.91 feet to the north R.O.W. line of Cabrera Drive as recorded in Plat Number 20160063 of the F.B.C.P.R.;

Thence, with said north R.O.W line, the following three (3) courses:

9. 350.40 feet along the arc of a curve to the right, said curve having a central angle of 30 degrees 25 minutes 08 seconds, a radius of 660.00 feet and a chord that bears South 86 degrees 31 minutes 21 seconds West, a distance of 346.30 feet;
10. North 78 degrees 16 minutes 05 seconds West, a distance of 135.40 feet
11. 180.16 feet along the arc of a curve to the left, said curve having a central angle of 13 degrees 56 minutes 56 seconds, a radius of 740.00 feet and a chord that bears North 85 degrees 14 minutes 33 seconds West, a distance of 179.71 feet to the southwest corner of aforesaid Reserve "A";
12. Thence, with the west line of said Reserve "A", North 03 degrees 11 minutes 56 seconds West, at a distance of 16.89 feet pass the southeast corner of aforesaid Clements Crossing Section One, in all, a total distance of 229.11 feet to the **Point of Beginning** and containing 6.39 acres of land.

Mark D. Armstrong
06/21/2018



CLEMENTS CROSSING SECTION ONE
PLAT NO. 20170255 F.B.C.P.R.

IVORY RIDGE
AT RIVERSTONE
SECTION ONE
PLAT NO. 20140080
F.B.C.P.R.

CABRERA DRIVE

6.39 ACRES

PAGE 3 OF 3

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TUBE FIRM REG. No. 100486

EXHIBIT OF
6.39 ACRES
CABRERA DRIVE RESERVES

JOB NO.: 1998030-57

DATE: 06-20-18



Exhibit C
(Affected Property Area C)