



RAILROAD COMMISSION OF TEXAS

OIL AND GAS DIVISION

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 NO. 03-60007 AS OF October 6, 2016, FOR THE TRACT OF LAND DESCRIBED IN EXHIBIT "A", BASED ON THE AFFIDAVIT OF COMPLETION OF RESPONSE ACTION AND INSTITUTIONAL CONTROLS IN EXHIBIT "B", WHICH ARE FURTHER DESCRIBED IN THE APPROVED FINAL REPORT FOR THE SITE. APPLICANTS WHO WERE NOT RESPONSIBLE PARTIES UNDER SECTION 91.113 ON THE DATE OF ISSUANCE OF THIS CERTIFICATE ARE QUALIFIED TO OBTAIN THE PROTECTION FROM LIABILITY PROVIDED BY CHAPTER 91, SUBCHAPTER 0, TEXAS NATURAL RESOURCE CODE.

EXECUTED this the 12th day of October 2016.

A handwritten signature in blue ink, appearing to read "Peter G. Pope".

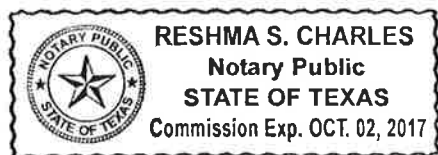
*Peter G. Pope, P.G.
Assistant Director, Site Remediation*

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, personally appeared Peter G. Pope, Assistant Director, 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 the 12th day of October 2016.*



Notary without Bond

A handwritten signature in blue ink, appearing to read "Reshma S. Charles".

Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 55.17-ACRE TRACT

VCP No. 03-60007

County: Fort Bend
Project: Riverstone
C.I. No.: 1314-08R6 (sketch prepared)
Job Number: 1998-030-057

METES AND BOUNDS FOR 55.17 ACRES

Being a 37.53 acre tract of and (Tract "A") located in the William Little Survey, A-54 and the William Stafford Survey, A-89 and a 17.64 acre tract of land (Tract "B") located in the William Little Survey, A-54 in Fort Bend County, Texas; said 37.53 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Hillsboro Estates in Clerk's File Numbers 9819621, 1999013157 and 2002062645 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and a portion of a call 608.1921 acre tract of land recorded in the name of Sugarland Ranch Development II Corp., in Clerk's File Numbers 2006092798 and 2006092799 of the O.R.F.B.C., said 17.64 acre tract being a portion of said 608.1921 acre tract; said 37.53 acre tract and said 17.64 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

TRACT "A": 37.53 ACRES:

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said 608.1921 acre tract;

Thence, through said 2497.4 acre tract, North 36 degrees 51 minutes 27 seconds East, a distance of 1742.62 feet to the **Point of Beginning** of the herein described tract of land;

Thence, through said 2497.4 acre tract and said 608.1921 acre tract, the following thirteen (13) courses:

1. North 69 degrees 05 minutes 21 seconds East, a distance of 174.17 feet;
2. 131.27 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 12 minutes 16 seconds, a radius of 616.25 feet and a chord that bears North 59 degrees 51 minutes 47 seconds East, a distance of 131.02 feet;
3. 200.70 feet along the arc of a curve to the right, said curve having a central angle of 23 degrees 14 minutes 35 seconds, a radius of 494.74 feet and a chord that bears North 65 degrees 22 minutes 57 seconds East, a distance of 199.33 feet;

4. North 77 degrees 00 minutes 14 seconds East, a distance of 464.06 feet;
5. 52.43 feet along the arc of a curve to the right, said curve having a central angle of 47 degrees 41 minutes 10 seconds, a radius of 63.00 feet and a chord that bears South 79 degrees 09 minutes 11 seconds East, a distance of 50.93 feet;
6. North 77 degrees 03 minutes 33 seconds East, a distance of 64.28 feet;
7. 46.31 feet along the arc of a curve to the right, said curve having a central angle of 89 degrees 56 minutes 41 seconds, a radius of 29.50 feet and a chord that bears South 57 degrees 58 minutes 07 seconds East, a distance of 41.70 feet;
8. South 12 degrees 59 minutes 46 seconds East, a distance of 110.81 feet;
9. North 87 degrees 24 minutes 44 seconds East, a distance of 76.02 feet;
10. South 02 degrees 06 minutes 00 seconds East, a distance of 105.81 feet;
11. South 87 degrees 22 minutes 35 seconds West, a distance of 62.73 feet;
12. South 02 degrees 37 minutes 25 seconds East, a distance of 860.42 feet;
13. South 02 degrees 11 minutes 55 seconds East, a distance of 108.48 feet to the north line of a 50-foot wide pipeline easement recorded in Volume 267, Page 122 of the Fort Bend County Deed Records (F.B.C.D.R.);
14. Thence, with said north easement line, South 77 degrees 40 minutes 47 seconds West, a distance of 1,184.97 feet;
15. Thence, continuing with said north easement line, South 74 degrees 41 minutes 20 seconds West, a distance of 357.67 feet to the east line of a 20-foot wide pipeline easement recorded in Volume 576, Page 528 of the F.B.C.D.R.;
16. Thence, with said east easement line, North 34 degrees 55 minutes 22 seconds West, a distance of 589.25 feet;

Thence, through aforesaid 2497.4 acre tract, the following six (6) courses:

17. North 69 degrees 26 minutes 08 seconds East, a distance of 298.89 feet;
18. North 72 degrees 20 minutes 46 seconds East, a distance of 357.33 feet;
19. North 75 degrees 09 minutes 34 seconds East, a distance of 277.00 feet;

20. 297.43 feet along the arc of a curve to the left, said curve having a central angle of 08 degrees 45 minutes 02 seconds, a radius of 1,947.50 feet and a chord that bears North 20 degrees 41 minutes 06 seconds West, a distance of 297.14 feet;
21. North 25 degrees 03 minutes 37 seconds West, a distance of 126.51 feet;
22. 77.51 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 09 minutes 49 seconds, a radius of 2,052.50 feet and a chord that bears North 24 degrees 53 minutes 26 seconds West, a distance of 77.50 feet to the **Point of Beginning** and containing 37.53 acres of land.

TRACT "B": 17.64 ACRES:

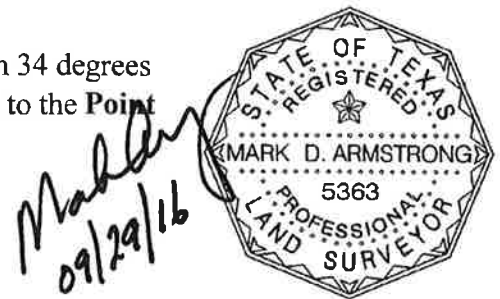
Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of aforesaid 608.1921 acre tract;

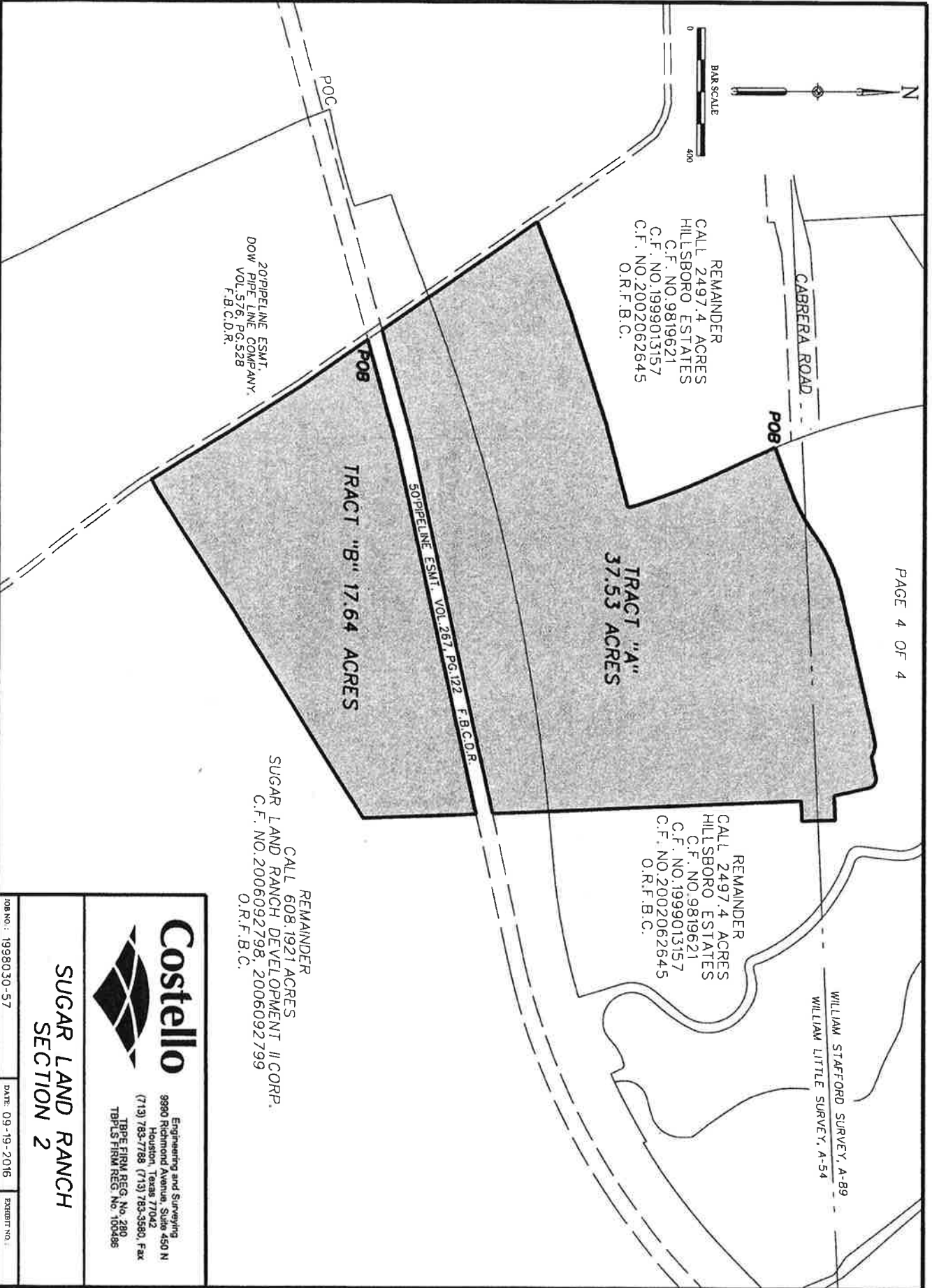
Thence, through said 608.1921 acre tract, North 80 degrees 27 minutes 01 seconds East, a distance of 726.10 feet to the **Point of Beginning** of the herein described tract of land, same being at the intersection of the east line of aforesaid 20-foot wide pipeline easement and the south line of aforesaid 50-foot wide pipeline easement;

1. Thence, with said south easement line, North 74 degrees 41 minutes 20 seconds East, a distance of 338.55 feet;
2. Thence, continuing with said south easement line, North 77 degrees 40 minutes 47 seconds East, a distance of 1174.74 feet;

Thence, through aforesaid 608.1921 acre tract, the following three (3) courses:

3. South 02 degrees 11 minutes 55 seconds East, a distance of 351.08 feet;
4. South 57 degrees 37 minutes 54 seconds West, a distance of 1,204.77 feet;
5. South 63 degrees 04 minutes 42 seconds West, a distance of 38.07 feet to the east line of aforesaid 20-foot wide pipeline easement;
6. Thence, with said east easement line, North 32 degrees 03 minutes 16 seconds West, a distance of 552.50 feet;
7. Thence, continuing with said east easement line, North 34 degrees 55 minutes 22 seconds West, a distance of 249.69 feet to the **Point of Beginning** and containing 17.64 acres of land.





 <p>Costello Engineering and Surveying 8990 Richmond Avenue, Suite 450 N Houston, Texas 77042 (713) 783-7788 (713) 783-3580, Fax TBPE FIRM REG. No. 280 TBPLS FIRM REG. No. 100486</p>	<p>SUGAR LAND RANCH SECTION 2</p>
JOB NO.: 1998030-57	DATE: 09-19-2016
EXHIBIT NO.:	

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

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

I, F.W. Reichert, III, representing Hillsboro Estates and Sugarland Ranch Development II Corp., have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at a 37.53 acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-60007 located in Sugar Land, Fort Bend County, Texas. The Site was owned by the applicant at the time the application to participate in the VCP was filed. 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 **Affected Property** shall not be allowed for residential purposes as defined by this Covenant.
2. Use of the groundwater from below the ground surface beneath the **Affected Property** shall not be allowed except for monitoring purposes.
3. Penetration or excavation of the impacted soil and/or groundwater zones 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.
4. These restrictions shall be a covenant running with the land.

These restrictions were filed in the Fort Bend County Clerk's office on October 6, 2016, Document 2016112040 (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 03-60007.

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

Applicant

By: _____

Print Name: _____

F.W. Reichert III

F.W. Reichert III

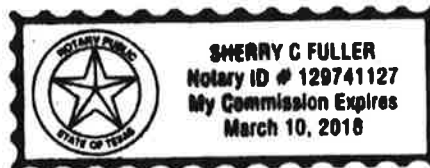
STATE OF TEXAS
COUNTY OF FORT BEND

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 10th day of October 2016.

Notary Public in and for the State of Texas

Sherry C Fuller



***Attachment 1
Environmental Restrictive Covenant
Document 2016112040
Fort Bend County, Texas***



**Railroad Commission of Texas
Environmental Restrictive Covenant**

STATE OF TEXAS

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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 (Affected Property) described as follows:

Hillsboro Estates and Sugarland Ranch Development II Corp., are the current Owners of the Affected Property and premises, and appurtenances thereto, located in Fort Bend County, Texas, consisting of a 37.53 acre tract of land (Tract "A") located in the William Little Survey, A-54 and the William Stafford Survey, A-89 and a 17.64 acre tract of land (Tract "B") located in the William Little Survey, A-54 in Fort Bend County, Texas; said 37.53 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Hillsboro Estates in Clerk's File Numbers 9819621, 1999013157 and 2002062645 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and a portion of a call 608.1921 acre tract of land recorded in the name of Sugarland Ranch Development II Corp., in Clerk's File Numbers 2006092798 and 2006092799 of the O.R.F.B.C., said 17.64 acre tract being a portion of said 608.1921 acre tract; said 37.53 acre tract and said 17.64 acre tract with a metes and bounds description as more fully described on Exhibit A, which exhibits attached hereto and incorporated herein.

Soil and groundwater on the Affected Property is affected by a certain identified chemicals of concern.

This restrictive covenant is required for the following reasons:

The Affected Property, otherwise known as Sugar Land Ranch – Section 2 is an undeveloped tract of land that was historically developed for oil and/or gas exploration and production (E&P) since the late 1920s. Chemicals of concern (Total Petroleum Hydrocarbons (TPH), benzene, ethyl benzene, barium, and arsenic) attributable to the former oil and/or gas E&P activities impacted soil and groundwater on the Affected Property and an environmental investigation and response action was required in accordance with Commission regulations. Hillsboro Estates and Sugarland Ranch Development II Corp., performed the response action to characterize and remediate the chemical of concern. The response action was performed in such a manner that the following chemicals of concern at the following maximum levels at the time of restrictive covenant filing was left in soil and groundwater: TPH at a maximum concentration of 15,881 parts per million (ppm) in soil, and TPH at a maximum concentration of 30.67 ppm in groundwater; Benzene at a maximum concentration of 1.36 ppm in soil, and benzene at a maximum concentration of 0.013 ppm in groundwater; Ethyl-Benzene at a maximum concentration of 8.77 ppm in soil; Arsenic at a maximum concentration of 0.028 ppm in groundwater.

The investigation, assessment, and analytical data are contained in the following reports and/or documents:

- i. *Phase One Environmental Site Assessment 2,566 Acres, More or Less Exxon Sugarland Field, Fort Bend County, Texas, dated March 1998.*
- ii. *Limited Phase II Environmental Investigation, Sugar Land Oil Field, Sugar Land, Texas dated July 2002.*
- iii. *Site Investigation Report, Sugar Land Ranch – Section 2, Sugar Land, Texas, VCP No. 03-60007, dated March 2016.*

- iv. *Remedial Action Plan, Sugar Land Ranch – Section 2, Sugar Land, Texas, VCP No. 03-60007, dated April 2016.*
- v. *Revised Remedial Action Plan, Sugar Land Ranch – Section 2, Sugar Land, Texas, VCP No. 03-60007, dated September 2016.*

Copies of the reports may be obtained from Sugar Land Ranch Development located at 4855 Riverstone Boulevard, Missouri City, Texas 77459 and from the RRC under VCP No. 03-60007.

The response action has been approved by the Commission based upon the presumption that the **Affected Property** will be used exclusively for commercial/industrial purposes, and will not be put to residential use, and the groundwater from below the surface beneath the **Affected Property** will not be used for any purpose, except monitoring. The Commission has determined that the **Affected Property** currently meets standards for commercial/industrial use. Based on information contained in the reports identified above, the chemical of concern poses no present or future risk to humans or the environment based on commercial/ industrial use. With the filing of this document, the Commission does not require any further remediation of the **Affected Property** as long as the **Affected Property** is not put to residential use and/or the groundwater from below the surface is not used for any purpose other than monitoring.

For purposes of this Covenant, the term "residential 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) .

This restrictive covenant is necessary to assure that all present and future owners of the **Affected Property** are aware of its condition and do not use the **Affected Property** in any manner inconsistent with this restriction. If any person desires to use the **Affected Property** in the future 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 commencement of the new use of the **Affected Property**.

In consideration of the Response Action leading to final approved remediation of the **Affected Property**, the Owner of the **Affected Property** has 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 covenants in favor of the Commission and the State of Texas are placed on the **Affected Property** described in Exhibit "A", to-wit:

1. Use of the **Affected Property** shall not be allowed for residential purposes as defined by this Covenant.
2. Use of the groundwater from below the ground surface beneath the **Affected Property** shall not be allowed except for monitoring purposes.
3. Penetration or excavation of the impacted soil and/or groundwater zones 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.
4. These restrictions shall be a covenant running with the land.

For additional information, contact:

Railroad Commission of Texas
Oil and Gas Division
Site Remediation Section
P.O. Box 12967
1710 N. Congress
Austin, Texas 78711-2967

Railroad Commission of Texas Voluntary Cleanup Program No. 03-60007. As of the date of the Covenant, the record owner of fee title to the **Affected Property** is owned by Hillsboro Estates and Sugarland Ranch Development II Corp., with an address of 4855 Riverstone Boulevard, Missouri City, Texas 77459.

This Restrictive Covenant may be rendered of no further force or effect only by 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 4th day of October 2016

Hillsboro Estates and Sugarland Ranch
Development II Corp.

Signature: [Handwritten Signature]

Print Name: F.W. Reichert III

Title: Vice President

STATE OF TEXAS
Harris FORT BEND COUNTY

BEFORE ME, on this the 4th day of October, 2016 personally appeared F.W. Reichert III 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 this the 4th day of October, 2016



Signature: [Handwritten Signature]

Notary Public in and for the State of Texas

County of Harris

My Commission Expires: 8/13/18

Accepted as Third Party Beneficiary this the 5th day of October, 2016.

Railroad Commission of Texas
By: Natalie Dubiel
Name: Natalie Dubiel
Title: RRC Staff Attorney

STATE OF TEXAS
TRAVIS COUNTY

BEFORE ME, on this the 5th day of October, personally appeared Natalie Dubiel, 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.

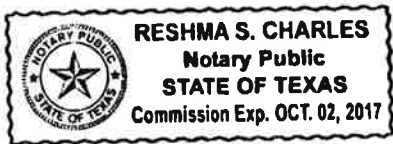
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 5th day of October, 2016

Signature: [Handwritten Signature]

Notary Public in and for the State of Texas

County of Travis

My Commission Expires: October 2, 2017



Notary without Bond

Exhibit A

County: Fort Bend
 Project: Riverstone
 C.I. No.: 1314-08R6 (sketch prepared)
 Job Number: 1998-030-057

METES AND BOUNDS FOR 55.17 ACRES

Being a 37.53 acre tract of and (Tract "A") located in the William Little Survey, A-54 and the William Stafford Survey, A-89 and a 17.64 acre tract of land (Tract "B") located in the William Little Survey, A-54 in Fort Bend County, Texas; said 37.53 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Hillsboro Estates in Clerk's File Numbers 9819621, 1999013157 and 2002062645 of the Official Records of Fort Bend County (O.R.F.B.C.), Texas, and a portion of a call 608.1921 acre tract of land recorded in the name of Sugarland Ranch Development II Corp., in Clerk's File Numbers 2006092798 and 2006092799 of the O.R.F.B.C., said 17.64 acre tract being a portion of said 608.1921 acre tract; said 37.53 acre tract and said 17.64 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the City of Missouri City G.P.S. Monumentation Program, Texas Coordinate System, South Central Zone (NAD 27), using City Survey Marker No. 7096 and 7076):

TRACT "A": 37.53 ACRES:

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the northwest corner of said 608.1921 acre tract;

Thence, through said 2497.4 acre tract, North 36 degrees 51 minutes 27 seconds East, a distance of 1742.62 feet to the **Point of Beginning** of the herein described tract of land;

Thence, through said 2497.4 acre tract and said 608.1921 acre tract, the following thirteen (13) courses:

1. North 69 degrees 05 minutes 21 seconds East, a distance of 174.17 feet;
2. 131.27 feet along the arc of a curve to the left, said curve having a central angle of 12 degrees 12 minutes 16 seconds, a radius of 616.25 feet and a chord that bears North 59 degrees 51 minutes 47 seconds East, a distance of 131.02 feet;
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15. Thence, continuing with said north easement line, South 74 degrees 41 minutes 20 seconds West, a distance of 357.67 feet to the east line of a 20-foot wide pipeline easement recorded in Volume 576, Page 528 of the F.B.C.D.R.;
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22. 77.51 feet along the arc of a curve to the left, said curve having a central angle of 02 degrees 09 minutes 49 seconds, a radius of 2,052.50 feet and a chord that bears North 24 degrees 53 minutes 26 seconds West, a distance of 77.50 feet to the **Point of Beginning** and containing 37.53 acres of land.

TRACT "B": 17.64 ACRES:

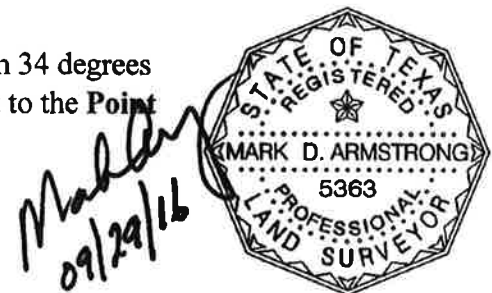
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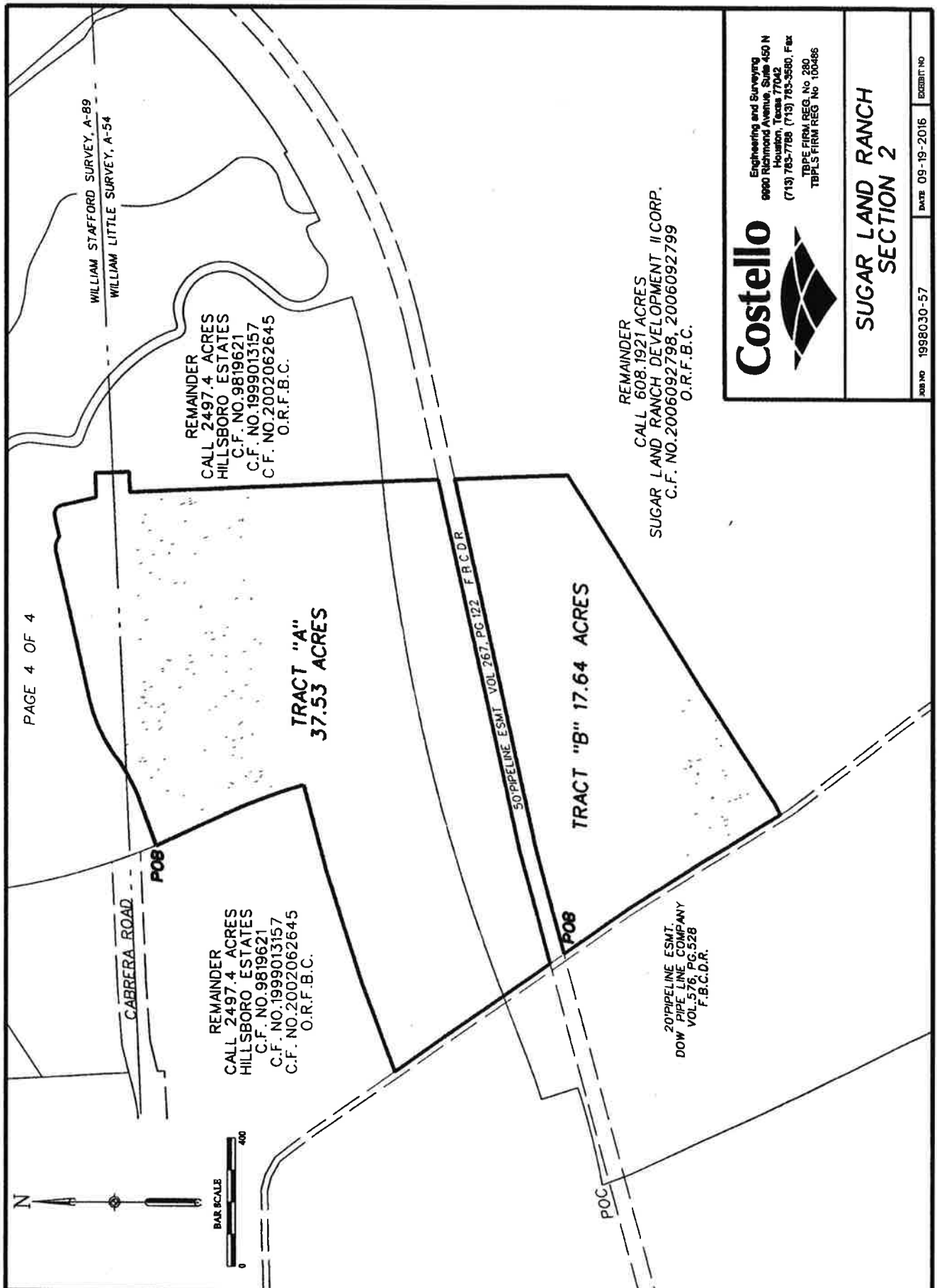
Thence, through said 608.1921 acre tract, North 80 degrees 27 minutes 01 seconds East, a distance of 726.10 feet to the **Point of Beginning** of the herein described tract of land, same being at the intersection of the east line of aforesaid 20-foot wide pipeline easement and the south line of aforesaid 50-foot wide pipeline easement;

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5. South 63 degrees 04 minutes 42 seconds West, a distance of 38.07 feet to the east line of aforesaid 20-foot wide pipeline easement;
6. Thence, with said east easement line, North 32 degrees 03 minutes 16 seconds West, a distance of 552.50 feet;
7. Thence, continuing with said east easement line, North 34 degrees 55 minutes 22 seconds West, a distance of 249.69 feet to the **Point of Beginning** and containing 17.64 acres of land.





PAGE 4 OF 4



SUGAR LAND RANCH SECTION 2

JOB NO. 1998030-57	DATE 09-19-2016	EXHIBIT NO.
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