

CHRISTI CRADDICK, CHAIRMAN
DAVID PORTER, COMMISSIONER
RYAN SITTON, COMMISSIONER



LORI WROTENBERY
DIRECTOR, OIL AND GAS DIVISION
PETER G. POPE, P.G.
ASSISTANT DIRECTOR, SITE REMEDIATION

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. 03-90006 AS OF February 27, 2015, 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 3rd day of March 2015.



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 3rd day of March 2015.*





Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 16.8431-ACRE TRACT

VCP No. 03-90006

County: Fort Bend
Project: Riverstone
C.I. No.: 1371-14
Job Number: 2005099-95

METES AND BOUNDS DESCRIPTION FOR 16.8431 ACRES

Being a 16.8431 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 16.8431 acre tract being all of a call 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.), and a portion of a call 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File 9819620 of the O.R.F.B.C.; said 16.8431 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 east line of the Retreat at Riverstone, a subdivision recorded in Plat Number 20130159 of the Fort Bend County Plat Records);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said 14.6223 acre tract and the northwest corner of Satya River, a subdivision recorded in Plat Number 20140102 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the east line of said Retreat at Riverstone;

1. Thence, with the common line of said 14.6223 acre tract and said Retreat at Riverstone, North 34 degrees 55 minutes 22 seconds West, a distance of 312.49 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. Thence, continuing with said common line, North 36 degrees 56 minutes 11 seconds West, a distance of 147.29 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

Thence, with the northeast line of said Retreat at Riverstone, the following fifteen (15) courses:

3. North 60 degrees 31 minutes 36 seconds West, a distance of 63.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. North 75 degrees 45 minutes 25 seconds West, a distance of 42.86 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
5. South 00 degrees 36 minutes 20 seconds West, a distance of 20.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. North 75 degrees 45 minutes 25 seconds West, a distance of 7.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

7. South 88 degrees 48 minutes 08 seconds West, a distance of 56.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
8. North 00 degrees 18 minutes 06 seconds East, a distance of 20.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. South 88 degrees 48 minutes 08 seconds West, a distance of 258.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
10. North 24 degrees 01 minutes 27 seconds West, a distance of 17.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
11. North 49 degrees 02 minutes 22 seconds West, a distance of 106.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
12. 25.90 feet along the arc of a curve to the right, said curve having a central angle of 74 degrees 12 minutes 38 seconds, a radius of 20.00 feet and a chord that bears North 11 degrees 56 minutes 03 seconds West, a distance of 24.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
13. North 25 degrees 10 minutes 16 seconds East, a distance of 101.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
14. North 38 degrees 10 minutes 06 seconds East, a distance of 31.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. 12.47 feet along the arc of a curve to the right, said curve having a central angle of 47 degrees 37 minutes 24 seconds, a radius of 15.00 feet and a chord that bears North 61 degrees 58 minutes 48 seconds East, a distance of 12.11 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
16. North 85 degrees 47 minutes 30 seconds East, a distance of 127.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
17. North 00 degrees 00 minutes 00 seconds West, a distance of 36.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the south Right-of-Way (R.O.W.) line of Cabrera Road (no dedication found);
18. Thence, with said south R.O.W. line, North 86 degrees 45 minutes 45 seconds East, a distance of 578.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an interior corner of aforesaid 14.6223 acre tract;

Thence, with the north line of said 14.6223 acre tract, the following five (5) courses:

19. North 03 degrees 11 minutes 56 seconds West, a distance of 26.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

20. 161.91 feet along the arc of a curve to the right, said curve having a central angle of 13 degrees 50 minutes 47 seconds, a radius of 670.00 feet and a chord that bears South 85 degrees 11 minutes 28 seconds East, a distance of 161.52 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. South 78 degrees 16 minutes 05 seconds East, a distance of 135.40 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
22. 394.58 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 58 minutes 11 seconds, a radius of 730.00 feet and a chord that bears North 86 degrees 14 minutes 49 seconds East, a distance of 389.80 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
23. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 25 minutes 48 seconds, a radius of 25.00 feet and a chord that bears South 66 degrees 31 minutes 22 seconds East, a distance of 33.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the west R.O.W. line of LJ Parkway as recorded in Plat Number 20120039 of the F.B.C.P.R.;

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

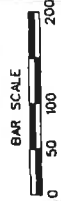
24. 44.87 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 15 minutes 09 seconds, a radius of 2,052.50 feet and a chord that bears South 24 degrees 26 minutes 03 seconds East, a distance of 44.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
25. South 25 degrees 03 minutes 37 seconds East, a distance of 126.51 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
26. 297.43 feet along the arc of a curve to the right, 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 South 20 degrees 41 minutes 06 seconds East, a distance of 297.14 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 14.6223 acre tract and the northeast corner of aforesaid Satya River;

Thence, with the common line of said Satya River and said 14.6223 acre tract, the following three (3) courses:

27. South 75 degrees 09 minutes 34 seconds West, a distance of 277.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
28. South 72 degrees 20 minutes 46 seconds West, a distance of 357.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

29. South 69 degrees 26 minutes 08 seconds West, a distance of 298.89 feet to the Point of Beginning and containing 16.8431 acres of land.





LJ PARKWAY
(105' WIDE)
PLAT NUMBER 20120039
F.B.C.P.R.

CABRERA ROAD

16.8431 ACRES
CALL 14-6223 ACRES
"TRACT C"
C.F. NO. 2012109259
O.R.F.B.C.

RESERVE "A"

RESERVE "B"
SATYA RIVER
PLAT NO. 20140102
F.B.C.P.R.

RESERVE "C"

CABRERA ROAD

TRACT LINE

PORTION OF
CALL 2497.4 ACRES
SUGAR LAND RANCH DEV.
C.F. NO. 9819620
O.R.F.B.C.

20' DOW PIPELINE ESMT.
VOL. 576, PG. 528
F.B.C.D.R.

RETREAT
AT RIVERSTONE
PLAT NO. 20130159
F.B.C.P.R.



Engineering and Surveying
6960 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

**16.8431 ACRES
AT RIVERSTONE**

JOB NO.: 2005099-95 DATE: 11-07-2014 EXHIBIT NO.:

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

I, F.W. Reichert, III, representing Sugar Land Ranch Development, LLC, have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at a 16.8431 acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-90006 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 groundwater beneath the Affected Property shall not be allowed except for monitoring purposes.
2. 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 contamination to any other zone or media, and to prevent uncontrolled exposure to human and ecological receptors.
3. Use of the Affected Property in Restriction Areas B and C, as defined in the restrictive covenant, shall not be allowed for residential purposes.
4. No buildings shall be placed on top of the right-of-way or easement in Restriction Areas B and C, as defined in the restrictive covenant.
5. If the compacted clay barrier in Restriction Area D, as identified in the restrictive covenant, is removed or penetrated by a depth of more than five feet, vapor mitigation measures shall be undertaken prior to the construction of any buildings over this area.
6. These restrictions shall be a covenant running with the land.

These restrictions were filed in the Fort Bend County Clerk's office on February 9, 2015, Document 2015013474 (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 03-90006.

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

Applicant

By: _____

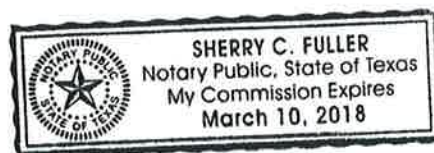
Print Name: F. W. Reichert III

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 10 day of February 2015.

Notary Public in and for the State of Texas



Attachment 1
Environmental Restrictive Covenant
Document 2015013474
Fort Bend County, Texas

2015013474
ELECTRONICALLY RECORDED
Official Public Records
2/9/2015 10:36 AM



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
Pages: 27 Fee: \$ 113.00

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:

Sugar Land Ranch Development LLC and Riverstone 250, Inc. are the current owners of the Property and premises, and appurtenances thereto, located in Fort Bend County, Texas, consisting of a tract containing a 16.8431 acre tract of land located in the William Little Survey, A-54 in Fort Bend County, Texas; said 16.8431 acre tract being all of a called 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.), and a portion of a called 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development LLC in Clerk's File Number 9819620 of the O.R.F.B.C.; said 16.8431 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 east line of the Retreat at Riverstone, a subdivision recorded in Plat Number 20130159 of the Fort Bend County Plat Records), being more particularly described on **Exhibit A**.

Soil and groundwater on the Property are affected by certain chemicals of concern (COCs). For the purposes of this restrictive covenant, all of the 16.8431-acre Property, as described in Exhibits A, B, C, and D is considered Affected Property. The metes and bounds of **Restriction Area A – Exhibit A through Restriction Area D – Exhibit D** are described as follows:

Restriction Area A - 16.8431 acres (Exhibit A)

Being a 16.8431 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 16.8431 acre tract being all of a called 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.), and a portion of a called 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development, LLC in Clerk's File Number 9819620 of the O.R.F.B.C.; and said restriction area being more particularly described as follows:

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said 14.6223 acre tract and the northwest corner of Satya River, a subdivision recorded in Plat Number 20140102 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the east line of said Retreat at Riverstone;

1. Thence, with the common line of said 14.6223 acre tract and said Retreat at Riverstone, North 34 degrees 55 minutes 22 seconds West, a distance of 312.49 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. Thence, continuing with said common line, North 36 degrees 56 minutes 11 seconds West, a distance of 147.29 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found; Thence, with the northeast line of said Retreat at Riverstone, the following fifteen (15) courses:
3. North 60 degrees 31 minutes 36 seconds West, a distance of 63.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. North 75 degrees 45 minutes 25 seconds West, a distance of 42.86 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

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5. South 00 degrees 36 minutes 20 seconds West, a distance of 20.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. North 75 degrees 45 minutes 25 seconds West, a distance of 7.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
7. South 88 degrees 48 minutes 08 seconds West, a distance of 56.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
8. North 00 degrees 18 minutes 06 seconds East, a distance of 20.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. South 88 degrees 48 minutes 08 seconds West, a distance of 258.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
10. North 24 degrees 01 minutes 27 seconds West, a distance of 17.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
11. North 49 degrees 02 minutes 22 seconds West, a distance of 106.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
12. 25.90 feet along the arc of a curve to the right, said curve having a central angle of 74 degrees 12 minutes 38 seconds, a radius of 20.00 feet and a chord that bears North 11 degrees 56 minutes 03 seconds West, a distance of 24.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
13. North 25 degrees 10 minutes 16 seconds East, a distance of 101.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
14. North 38 degrees 10 minutes 06 seconds East, a distance of 31.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. 12.47 feet along the arc of a curve to the right, said curve having a central angle of 47 degrees 37 minutes 24 seconds, a radius of 15.00 feet and a chord that bears North 61 degrees 58 minutes 48 seconds East, a distance of 12.11 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
16. North 85 degrees 47 minutes 30 seconds East, a distance of 127.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
17. North 00 degrees 00 minutes 00 seconds West, a distance of 36.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the south Right-of-Way (R.O.W.) line of Cabrera Road (no dedication found);
18. Thence, with said south R.O.W. line, North 86 degrees 45 minutes 45 seconds East, a distance of 578.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an interior corner of aforesaid 14.6223 acre tract; Thence, with the north line of said 14.6223 acre tract, the following five (5) courses:
 19. North 03 degrees 11 minutes 56 seconds West, a distance of 26.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 20. 161.91 feet along the arc of a curve to the right, said curve having a central angle of 13 degrees 50 minutes 47 seconds, a radius of 670.00 feet and a chord that bears South 85 degrees 11 minutes 28 seconds East, a distance of 161.52 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 21. South 78 degrees 16 minutes 05 seconds East, a distance of 135.40 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
 22. 394.58 feet along the arc of a curve to the left, said curve having a central angle of 30

degrees 58 minutes 11 seconds, a radius of 730.00 feet and a chord that bears North 86 degrees 14 minutes 49 seconds East, a distance of 389.80 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

23. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 25 minutes 48 seconds, a radius of 25.00 feet and a chord that bears South 66 degrees 31 minutes 22 seconds East, a distance of 33.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the west R.O.W. line of LJ Parkway as recorded in Plat Number 20120039 of the F.B.C.P.R.; Thence, with said west R.O.W. line, the following three (3) courses:

24. 44.87 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 15 minutes 09 seconds, a radius of 2,052.50 feet and a chord that bears South 24 degrees 26 minutes 03 seconds East, a distance of 44.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

25. South 25 degrees 03 minutes 37 seconds East, a distance of 126.51 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

26. 297.43 feet along the arc of a curve to the right, 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 South 20 degrees 41 minutes 06 seconds East, a distance of 297.14 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 14.6223 acre tract and the northeast corner of aforesaid Satya River; Thence, with the common line of said Satya River and said 14.6223 acre tract, the following three (3) courses:

27. South 75 degrees 09 minutes 34 seconds West, a distance of 277.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

28. South 72 degrees 20 minutes 46 seconds West, a distance of 357.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

29. South 69 degrees 26 minutes 08 seconds West, a distance of 298.89 feet to the Point of Beginning and containing 16.8431 acres of land.

See Exhibit A

Restriction Area B - 0.0296 acres (Exhibit B)

Being a 0.0296 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.0296 acre tract being a portion of a called 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development, LLC in Clerk's File Number 9819620 of the Official Records of Fort Bend County (O.R.F.B.C.); and said restriction area being more particularly described as follows:

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most northerly corner of a call 7.3995 acre tract of land recorded in Clerk's File Number 2012109259 of the O.R.F.B.C. and the most easterly corner of Riverstone Recreation Center, a subdivision recorded in Plat Number 20130250 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west line of said Retreat at Riverstone;

Thence, North 81 degrees 24 minutes 17 seconds East, a distance of 337.82 feet to the Point of Beginning of the herein described tract of land, same being on the south line of a 20-foot wide Dow Pipeline Company easement recorded in Volume 576, Page 528 of the Fort Bend County Deed Records;

1. Thence, crossing said easement, North 00 degrees 18 minutes 06 seconds East, a distance of 20.01 feet to the north line of said easement;

2. Thence, with said north easement line, North 88 degrees 48 minutes 08 seconds East, a distance of 59.02 feet;

3. Thence, continuing with said north easement line, South 75 degrees 45 minutes 25 seconds East, a distance of 5.49 feet;

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4. Thence, crossing said easement, South 00 degrees 36 minutes 20 seconds West, a distance of 20.58 feet to the south line of said easement;

5. Thence, with said south easement line, North 75 degrees 45 minutes 25 seconds West, a distance of 7.63 feet;

6. Thence, continuing with said south easement line, South 88 degrees 48 minutes 08 seconds West, a distance of 56.84 feet to the **Point of Beginning** and containing 0.0296 acres of land.

See Exhibit B

Restriction Area C - 0.1561 acres (Exhibit C)

Being a 0.1561 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.1561 acre tract being a portion of a call 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.1561 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 north line of said 14.6223 acre tract);

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 14.6223 acre tract and the northeast corner of Satya River, a subdivision recorded in Plat Number 20140102 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west Right-of-Way (R.O.W.) line of LJ Parkway as recorded in Plat Number 20120039 of the F.B.C.P.R.;

Thence, with said west R.O.W. line, 51.15 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 30 minutes 17 seconds, a radius of 1,917.50 feet and a chord that bears North 17 degrees 03 minutes 44 seconds West, a distance of 51.15 feet to the **Point of Beginning** of the herein described tract of land; Thence, through said 14.6223 acre tract, the following three (3) courses:

1. South 72 degrees 11 minutes 07 seconds West, a distance of 30.00 feet;

2. 224.84 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 43 minutes 06 seconds, a radius of 1,917.50 feet and a chord that bears North 21 degrees 10 minutes 26 seconds West, a distance of 224.71 feet;

3. North 65 degrees 28 minutes 01 seconds East, a distance of 30.00 feet to the west R.O.W. line of aforesaid LJ Parkway;

4. Thence, with said west R.O.W. line, 228.36 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 43 minutes 06 seconds, a radius of 1,947.50 feet and a chord that bears South 21 degrees 10 minutes 26 seconds East, a distance of 228.23 feet to the **Point of Beginning** and containing 0.1561 acres of land.

See Exhibit C

Restriction Area D - 0.1889 acres (Exhibit D)

Being a 0.1889 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.1889 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File Number 9819620 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.1889 acre tract being more particularly described by metes and bounds as follows; (all bearings are referenced to the west line of Retreat at Riverstone, a subdivision recorded in Plat Number 20130250 of the Fort Bend Country Plat records and based on the Texas Coordinate System, South Central Zone)

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most northerly corner of a call 7.3995 acre tract of land recorded in Clerk's File Number 2012109259 of the O.R.F.B.C. and the most easterly

comer of Riverstone Recreation Center, a subdivision recorded in Plat Number 20130250 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west line of said Retreat at Riverstone;

Thence, North 72 degrees 46 minutes 21 seconds East, a distance of 259.58 feet to the Point of Beginning of the herein described tract of land; Thence, through said 2497.4 acre tract, the following five (5) courses:

1. North 03 degrees 06 minutes 32 seconds West, a distance of 98.34 feet;
2. South 67 degrees 31 minutes 11 seconds East, a distance of 92.11 feet;
3. South 43 degrees 38 minutes 55 seconds East, a distance of 45.43 feet;
4. South 37 degrees 30 minutes 19 seconds East, a distance of 34.64 feet;
5. South 88 degrees 51 minutes 59 seconds West, a distance of 132.26 feet to the Point of Beginning and containing 0.1889 acres of land.

See Exhibit D.

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 in **Restricted Area B** and **Restricted Area C**:

Sample ID+	Restriction Area	Chemical Of Concern	Maximum Concentration(unit)
CS - 12a	B	Total Petroleum Hydrocarbons (TPH)	45,057(mg/Kg)
CS - 9	C	TPH	21,336 (mg/Kg)

The following maximum levels of COCs remain in the groundwater beneath the Affected Property at the time of the filing of this restrictive covenant:

Sample ID+	Restriction Area	Chemical Of Concern	Maximum Concentration(unit)
B-46	D	LNAPL*	0.22 (ft)
MW-4	A	Chlorides	620 (mg/L)

*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 3 East, dated, October 2014.

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, 4855 Riverstone Blvd, Suite 100, Missouri City, TX 77459:

- (i) Phase I Environmental Site Assessment Report, Sugar Land Ranch – Section 3, Sugar Land, TX, dated 28 October 2008;
- (ii) Site Investigation Report, Sugar Land Ranch – Section 3, dated August 2012;
- (iii) Remedial Action Plan, Sugar Land Ranch – Section 3, dated August 2012;
- (iv) Response to October 16, 2012, Letter – Section 3, dated November 2012;
- (v) Remedial Action Plan- Revised, Sugar Land Ranch – Section 3 East, AOC 3-5, dated March 2014;
- (vi) Remedial Action Completion Report, Sugar Land Ranch - Section 3 East, dated, October 2014;

Copies of these reports are also available at the Commission's Austin Office, located at 1701 N. Congress Avenue, Austin, Texas filed under VCP 03-90006.

The response action has been approved by the Commission based on the presumption that the **groundwater** beneath the Affected Property described in **Exhibit A – Restriction Area A** will not be used for any purpose, except monitoring. Upon the filing of this document, the Commission does not require any further remediation of the Affected Property as long as groundwater beneath the Affected Property in **Restriction Area A** is not used for any purpose, other than for monitoring purposes. The Commission has determined that, subject to the restriction imposed on the use of groundwater, the Affected Property currently meets acceptable recognized standards for residential land use, with the exception of **Restriction Area B** and **Restriction Area C**. The response action has been approved by the Commission based on the presumption that the pipeline easement (**Restriction Area B**) and the utility easement (**Restriction Area C**) will be used exclusively for Commercial/Industrial purposes, will not be put to residential use, and no buildings will be constructed over these areas. For purposes of this Restrictive 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).

The response actions included the placement of approximately 15 feet of compacted clay in the western portion of the site where crude oil remains on groundwater (**Restriction Area D**). If the barrier is removed or penetrated to a depth of more than five feet, the Commission shall be notified, and appropriate vapor mitigation measures shall be performed prior to constructing any buildings over the area defined as **Restriction Area D**.

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 these restrictions. 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 the commencement of the new use of the Affected Property.

In consideration of the response actions leading to the final approved remediation of the Affected Property, the owners of the Property have agreed to place the following restrictions on the Affected 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 Property described in **Exhibit A**:

1. Use of the groundwater beneath the Affected Property shall not be allowed except for monitoring purposes.
2. 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 contamination to any other zone or media, and to prevent uncontrolled exposure to human and ecological receptors.

3. Use of the Affected Property in **Restriction Areas B and C** shall not be allowed for residential purposes as defined by this Covenant.
4. No buildings shall be placed on top of right-of-way or easement in **Restriction Areas B and C**.
5. If the compacted clay barrier in the Affected Property in **Restriction Area D** is removed or penetrated by a depth of more than five feet, the Commission shall be notified, and appropriate vapor mitigation measures shall be undertaken prior to the construction of any buildings over this area.
6. These restrictions shall be a covenant running with the land.

For additional information, contact:

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

Railroad Commission of Texas Voluntary Cleanup Program No. 03-90006

As of the date of this Restrictive Covenant, the record owners of fee title to the Affected Property are Sugar Land Ranch Development LLC, and Riverstone 250, Inc. which have the address of 4855 Riverstone Blvd, Suite 100, Missouri City, TX 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 3rd day of February 2015.

Sugar Land Ranch Development LLC,
a Texas limited liability company

By:



F. W. Reichert, III, Vice President

Riverstone 250, Inc., a Texas corporation

003684.000000\4842-5903-5424.v2

By: 
F. W. Reichert, III, Vice President

STATE OF TEXAS §

COUNTY OF FORT BEND §

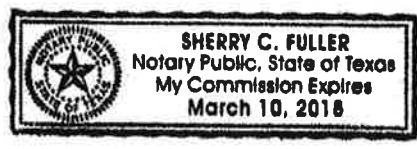
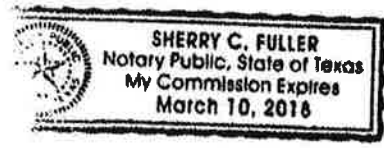
BEFORE ME, on this 3rd day of February, 2015, personally appeared F. W. Reichert, III, Vice President of Sugar Land Ranch Development, LLC and Riverstone 250, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and in the capacity herein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE.


Notary Public, State of Texas

County of Fort Bend

My Commission Expires: March 10, 2018



Accepted as Third Party Beneficiary this 5 day of February 2015.

Railroad Commission of Texas

By: *[Signature]*

Adam S. Goodlett

Printed Name

Attorney

Title

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, on this the 5th day of February 2015, personally appeared Adam S. Goodlett, 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.

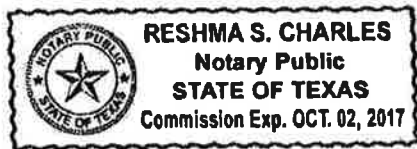
GIVEN UNDER MY HAND AND SEAL OF OFFICE.

[Signature]

Notary Public, the State of Texas

County of Travis

My Commission Expires:



Notary without Bond

CONSENT BY EASEMENT BENEFICIARY

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

For a valuable consideration paid to the undersigned, the beneficiary of easement rights which affect the Property, the undersigned does hereby consent to the Environmental Restrictive Covenant to which this page is attached and subordinate its easement rights to such restrictive covenants on the Property.

EXECUTED the 2nd day of February, 2015.

Dow Pipeline Company, a Texas corporation

By: [Signature]
Name: Curtis M. Johnson
Title: President

THE STATE OF TEXAS §
 §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 2nd day of February, 2015, by Curtis M. Johnson, President of Dow Pipeline Company, a Texas corporation, on behalf of said corporation.

[Signature]
Notary Public – State of Texas



EXHIBIT A

County: Fort Bend
 Project: Riverstone
 C.I. No.: 1371-14
 Job Number: 2005099-95

METES AND BOUNDS DESCRIPTION FOR 16.8431 ACRES

Being a 16.8431 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 16.8431 acre tract being all of a call 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.), and a portion of a call 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File 9819620 of the O.R.F.B.C.; said 16.8431 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 east line of the Retreat at Riverstone, a subdivision recorded in Plat Number 20130159 of the Fort Bend County Plat Records);

Beginning at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southwest corner of said 14.6223 acre tract and the northwest corner of Satya River, a subdivision recorded in Plat Number 20140102 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the east line of said Retreat at Riverstone;

1. Thence, with the common line of said 14.6223 acre tract and said Retreat at Riverstone, North 34 degrees 55 minutes 22 seconds West, a distance of 312.49 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
2. Thence, continuing with said common line, North 36 degrees 56 minutes 11 seconds West, a distance of 147.29 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

Thence, with the northeast line of said Retreat at Riverstone, the following fifteen (15) courses:

3. North 60 degrees 31 minutes 36 seconds West, a distance of 63.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
4. North 75 degrees 45 minutes 25 seconds West, a distance of 42.86 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
5. South 00 degrees 36 minutes 20 seconds West, a distance of 20.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
6. North 75 degrees 45 minutes 25 seconds West, a distance of 7.63 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

7. South 88 degrees 48 minutes 08 seconds West, a distance of 56.83 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
8. North 00 degrees 18 minutes 06 seconds East, a distance of 20.01 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
9. South 88 degrees 48 minutes 08 seconds West, a distance of 258.59 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
10. North 24 degrees 01 minutes 27 seconds West, a distance of 17.28 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
11. North 49 degrees 02 minutes 22 seconds West, a distance of 106.30 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
12. 25.90 feet along the arc of a curve to the right, said curve having a central angle of 74 degrees 12 minutes 38 seconds, a radius of 20.00 feet and a chord that bears North 11 degrees 56 minutes 03 seconds West, a distance of 24.13 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
13. North 25 degrees 10 minutes 16 seconds East, a distance of 101.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
14. North 38 degrees 10 minutes 06 seconds East, a distance of 31.70 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
15. 12.47 feet along the arc of a curve to the right, said curve having a central angle of 47 degrees 37 minutes 24 seconds, a radius of 15.00 feet and a chord that bears North 61 degrees 58 minutes 48 seconds East, a distance of 12.11 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
16. North 85 degrees 47 minutes 30 seconds East, a distance of 127.58 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
17. North 00 degrees 00 minutes 00 seconds West, a distance of 36.48 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the south Right-of-Way (R.O.W.) line of Cabrera Road (no dedication found);
18. Thence, with said south R.O.W. line, North 86 degrees 45 minutes 45 seconds East, a distance of 578.47 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at an interior corner of aforesaid 14.6223 acre tract;

Thence, with the north line of said 14.6223 acre tract, the following five (5) courses:

19. North 03 degrees 11 minutes 56 seconds West, a distance of 26.37 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

20. 161.91 feet along the arc of a curve to the right, said curve having a central angle of 13 degrees 50 minutes 47 seconds, a radius of 670.00 feet and a chord that bears South 85 degrees 11 minutes 28 seconds East, a distance of 161.52 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
21. South 78 degrees 16 minutes 05 seconds East, a distance of 135.40 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
22. 394.58 feet along the arc of a curve to the left, said curve having a central angle of 30 degrees 58 minutes 11 seconds, a radius of 730.00 feet and a chord that bears North 86 degrees 14 minutes 49 seconds East, a distance of 389.80 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
23. 37.28 feet along the arc of a curve to the right, said curve having a central angle of 85 degrees 25 minutes 48 seconds, a radius of 25.00 feet and a chord that bears South 66 degrees 31 minutes 22 seconds East, a distance of 33.92 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found on the west R.O.W. line of LJ Parkway as recorded in Plat Number 20120039 of the F.B.C.P.R.;

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

24. 44.87 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 15 minutes 09 seconds, a radius of 2,052.50 feet and a chord that bears South 24 degrees 26 minutes 03 seconds East, a distance of 44.87 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
25. South 25 degrees 03 minutes 37 seconds East, a distance of 126.51 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
26. 297.43 feet along the arc of a curve to the right, 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 South 20 degrees 41 minutes 06 seconds East, a distance of 297.14 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 14.6223 acre tract and the northeast corner of aforesaid Satya River;

Thence, with the common line of said Satya River and said 14.6223 acre tract, the following three (3) courses:

27. South 75 degrees 09 minutes 34 seconds West, a distance of 277.00 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;
28. South 72 degrees 20 minutes 46 seconds West, a distance of 357.33 feet to a 5/8-inch iron rod with cap stamped "COSTELLO INC" found;

29. South 69 degrees 26 minutes 08 seconds West, a distance of 298.89 feet to the **Point of Beginning** and containing 16.8431 acres of land.



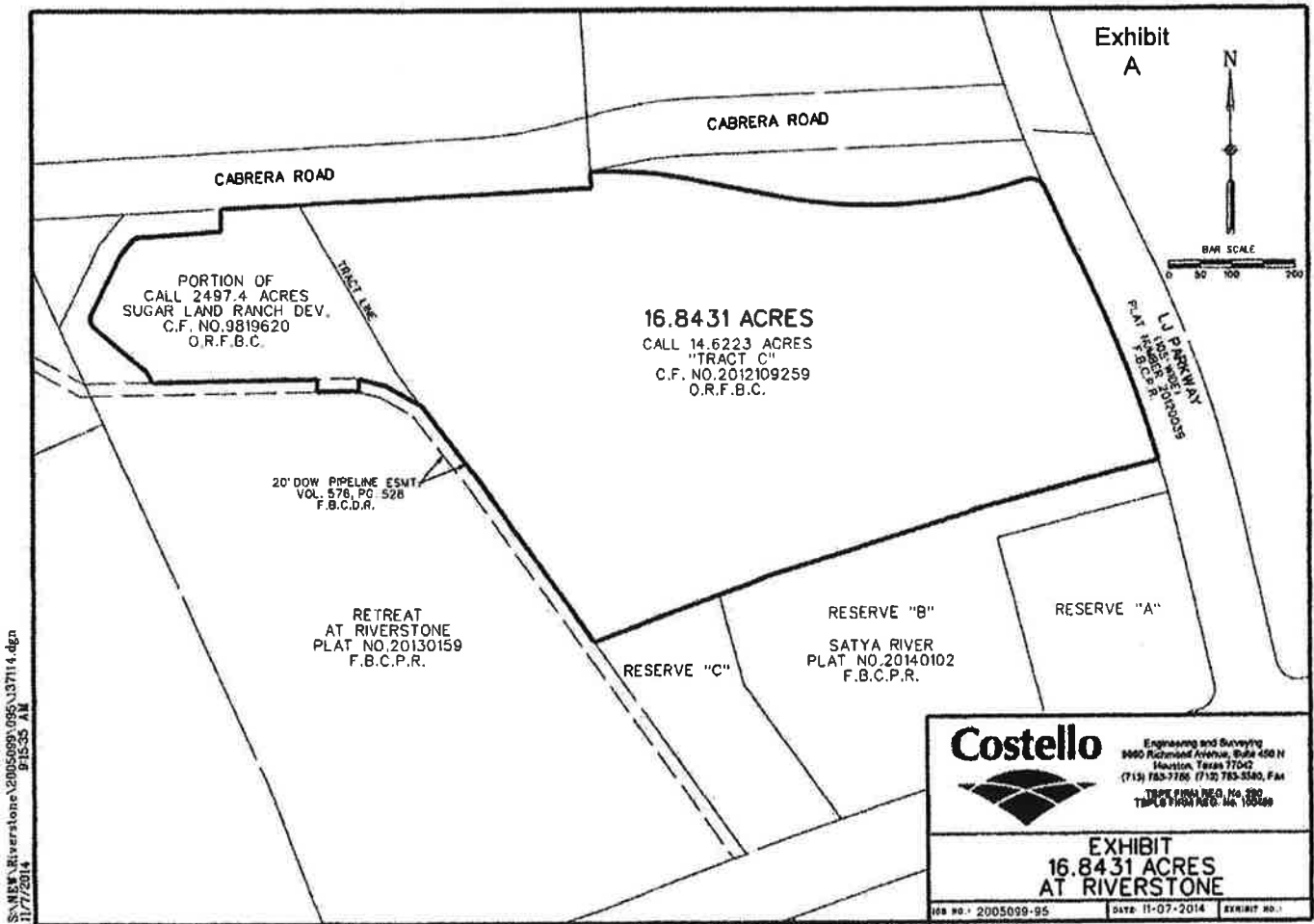


EXHIBIT B

County: Fort Bend
 Project: Riverstone
 C.I. No.: 1535-14
 Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 0.0296 ACRES

Being a 0.0296 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.0296 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File Number 9819620 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.0296 acre tract being more particularly described by metes and bounds as follows; (all bearings are referenced to the west line of Retreat at Riverstone, a subdivision recorded in Plat Number 20130250 of the Fort Bend Country Plat Records and based on the Texas Coordinate System, South Central Zone)

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most northerly corner of a call 7.3995 acre tract of land recorded in Clerk's File Number 2012109259 of the O.R.F.B.C. and the most easterly corner of Riverstone Recreation Center, a subdivision recorded in Plat Number 20130250 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west line of said Retreat at Riverstone;

Thence, North 81 degrees 24 minutes 17 seconds East, a distance of 337.82 feet to the **Point of Beginning** of the herein described tract of land, same being on the south line of a 20-foot wide Dow Pipeline Company easement recorded in Volume 576, Page 528 of the Fort Bend County Deed Records;

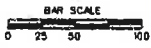
1. Thence, crossing said easement, North 00 degrees 18 minutes 06 seconds East, a distance of 20.01 feet to the north line of said easement;
2. Thence, with said north easement line, North 88 degrees 48 minutes 08 seconds East, a distance of 59.02 feet;
3. Thence, continuing with said north easement line, South 75 degrees 45 minutes 25 seconds East, a distance of 5.49 feet;
4. Thence, crossing said easement, South 00 degrees 36 minutes 20 seconds West, a distance of 20.58 feet to the south line of said easement;
5. Thence, with said south easement line, North 75 degrees 45 minutes 25 seconds West, a distance of 7.63 feet;

6. Thence, continuing with said south easement line, South 88 degrees 48 minutes 08 seconds West, a distance of 56.84 feet to the **Point of Beginning** and containing 0.0296 acres of land.



PAGE 3 OF 3

Exhibit
B



CABRERA ROAD

REMAINDER
CALL 2497.4 ACRES
SUGAR LAND RANCH DEV.
C.F. NO. 9819620
O.R.F.B.C.

CALL 14.6223 ACRES
RIVERSTONE 250
C.F. NO. 2012109259
O.R.F.B.C.

0.0296 ACRES

20" PIPELINE ESMT.
DOW PIPE LINE COMPANY,
VOL. 576, PG. 528
F.B.C.D.R.

MULE JAC
C.F. NO. 2007070093
O.R.F.B.C.

RESERVE "A"
RIVERSTONE
RECREATION CENTER
PLAT NO. 20130250
F.B.C.P.R.

WILLIAM LITTLE SURVEY, A-54

PCC

POB

RETREAT
AT RIVERSTONE
PLAT NO. 20130159
F.B.C.P.R.

CALL 7.3995 ACRES
RIVERSTONE 250
C.F. NO. 2012109259
O.R.F.B.C.

Costello



Engineering and Surveying
6900 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7766 (713) 783-3580, Fax
TBP# FIRM REG. No. 280
TBP# FIRM REG. No. 100488

EXHIBIT
0.0296 ACRES
AT RIVERSTONE

DWG NO.: 1998030-57

DATE: 10-21-2014

1"=100'

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EXHIBIT C

County: Fort Bend
 Project: Riverstone
 C.I. No.: 1602-14
 Job Number: 2014195-01

METES AND BOUNDS DESCRIPTION FOR 0.1561 ACRES

Being a 0.1561 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.1561 acre tract being a portion of a call 14.6223 acre tract of land (Tract C) recorded in the name of Riverstone 250, Inc. in Clerk's File Number 2012109259 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.1561 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 north line of said 14.6223 acre tract);

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found at the southeast corner of said 14.6223 acre tract and the northeast corner of Satya River, a subdivision recorded in Plat Number 20140102 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west Right-of-Way (R.O.W.) line of LJ Parkway as recorded in Plat Number 20120039 of the F.B.C.P.R.;

Thence, with said west R.O.W. line, 51.15 feet along the arc of a curve to the left, said curve having a central angle of 01 degrees 30 minutes 17 seconds, a radius of 1,917.50 feet and a chord that bears North 17 degrees 03 minutes 44 seconds West, a distance of 51.15 feet to the **Point of Beginning** of the herein described tract of land;

Thence, through said 14.6223 acre tract, the following three (3) courses:

1. South 72 degrees 11 minutes 07 seconds West, a distance of 30.00 feet;
2. 224.84 feet along the arc of a curve to the left, said curve having a central angle of 06 degrees 43 minutes 06 seconds, a radius of 1,917.50 feet and a chord that bears North 21 degrees 10 minutes 26 seconds West, a distance of 224.71 feet;
3. North 65 degrees 28 minutes 01 seconds East, a distance of 30.00 feet to the west R.O.W. line of aforesaid LJ Parkway;

4. Thence, with said west R.O.W. line, 228.36 feet along the arc of a curve to the right, said curve having a central angle of 06 degrees 43 minutes 06 seconds, a radius of 1,947.50 feet and a chord that bears South 21 degrees 10 minutes 26 seconds East, a distance of 228.23 feet to the **Point of Beginning** and containing 0.1561 acres of land.



Mark D. Armstrong
11/11/2014

PAGE 3 OF 3

Exhibit



FUTURE
DISCOVERY
AT RIVERSTONE
CALL 14.6223 ACRES
"TRACT C"
C.F. NO.2012109259
O.R.F.B.C.

0.1561 ACRES

LJ PARKWAY
PLAT NO. 20140102
F.B.C.P.R.

POB

POC

SATYA RIVER
PLAT NO.20140102
F.B.C.P.R.

RESERVE "A"

RESERVE "B"

Costello



Engineering and Surveying
5090 Richmond Avenue, Suite 450 N
Houston, Texas 77042
(713) 783-7704 (713) 783-3680, Fax
TPE FIRM REG. No. 280
TOPLO FIRM REG. No. 1001ad

EXHIBIT
0.1561 ACRES
DISCOVERY AT RIVERSTONE

JOB NO. 2014195-01

DATE: 11-11-2014

1"=100'

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EXHIBIT D

County: Fort Bend
 Project: Riverstone
 C.I. No.: 1645-14
 Job Number: 1998030-57

METES AND BOUNDS DESCRIPTION FOR 0.1889 ACRES

Being a 0.1889 acre tract of land located in the William Little Survey, Abstract No. 54, in Fort Bend County, Texas; said 0.1889 acre tract being a portion of a call 2497.4 acre tract of land recorded in the name of Sugar Land Ranch Development in Clerk's File Number 9819620 of the Official Records of Fort Bend County (O.R.F.B.C.); said 0.1889 acre tract being more particularly described by metes and bounds as follows; (all bearings are referenced to the west line of Retreat at Riverstone, a subdivision recorded in Plat Number 20130250 of the Fort Bend Country Plat Records and based on the Texas Coordinate System, South Central Zone)

Commencing at a 5/8-inch iron rod with cap stamped "COSTELLO INC" found for the most northerly corner of a call 7.3995 acre tract of land recorded in Clerk's File Number 2012109259 of the O.R.F.B.C. and the most easterly corner of Riverstone Recreation Center, a subdivision recorded in Plat Number 20130250 of the Fort Bend County Plat Records (F.B.C.P.R.), same being on the west line of said Retreat at Riverstone;

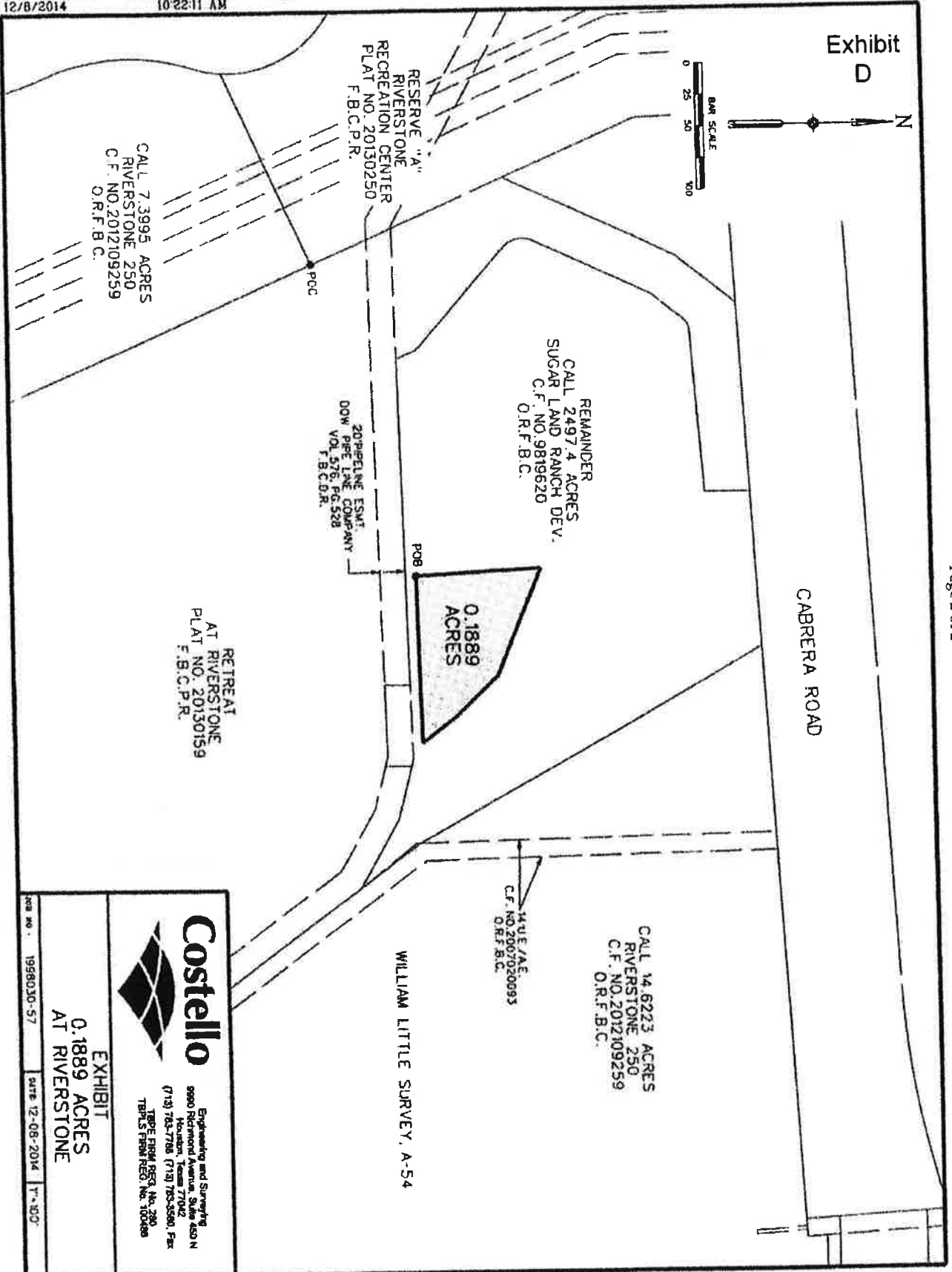
Thence, North 72 degrees 46 minutes 21 seconds East, a distance of 259.58 feet to the **Point of Beginning** of the herein described tract of land;


Thence, through said 2497.4 acre tract, the following five (5) courses:

1. North 03 degrees 06 minutes 32 seconds West, a distance of 98.34 feet;
2. South 67 degrees 31 minutes 11 seconds East, a distance of 92.11 feet;
3. South 43 degrees 38 minutes 55 seconds East, a distance of 45.43 feet;
4. South 37 degrees 30 minutes 19 seconds East, a distance of 34.64 feet;
5. South 88 degrees 51 minutes 59 seconds West, a distance of 132.26 feet to the **Point of Beginning** and containing 0.1889 acres of land.



S:\NEW\Riverstone\2014195\001\164514.dgn
12/8/2014 10:22:11 AM



 <p>Costello</p> <p>Engineering and Surveying 9980 Richmond Avenue, Suite 450 N Houston, Texas 77042 (713) 783-7788 (713) 783-5580, Fax TAPES FROM RES. No. 280 TAPES FROM RES. No. 100489</p>	<p>EXHIBIT</p> <p>0.1889 ACRES</p> <p>AT RIVERSTONE</p>
	<p>DATE 12-08-2014</p> <p>T-107</p>