



RAILROAD COMMISSION OF TEXAS OIL AND GAS DIVISION

28 June 2017

Mr. Mike Latimer
Rulica/Angleton, Ltd.
11823 Wilcrest
Houston, TX 77031

RE: Certificate of Completion
119.897 Acres, 4000 Technology Drive (Site)
Angleton, Brazoria County, Texas
VCP Application 03-12001

Dear Mr. Latimer:

Staff of the Railroad Commission of Texas (RRC) Voluntary Cleanup Program (VCP) is pleased to enclose a Certificate of Completion with restrictions to Rulica/Angleton, Ltd. (Rulica) for a 119.897-acre commercially developed property located at 4000 Technology Road property (Site) located approximately 2.5 miles north of Angleton, Texas. This certificate of completion only applies to oil and gas waste under the regulation of the RRC. The following reports were reviewed for this site:

Phase I Environmental Site Assessment, (Phase I ESA) 120 Acres Commercially Developed Property, 4000 Technology Road, Angleton, Brazoria, Texas, dated 4 May 2009;

Limited Phase II Subsurface Investigation, (Limited Phase II ESA), 120 Acre Commercially Developed Property, 4000 Technology Road, Angleton, Brazoria, Texas, dated 18 May 2009;

Phase II Environmental Assessment Report (Phase II ESA), 4000 Technology Road, Angleton, Brazoria, Texas dated 8 September 2010;

Site Investigation Report, 4000 Technology Road, Angleton, Brazoria, Texas, dated 11 May 2011;

Remedial Action Plan, 4000 Technology Road, Angleton, Brazoria, Texas, dated 11 May 2011;

Annual Groundwater Monitoring Report, 4000 Technology Road, Angleton, Brazoria, Texas dated 30 May 2012;

Response to 23 February 2012 Request for Additional Assessment, 119 Acres, 4000 Technology Road, Angleton, Brazoria, Texas dated 30 May 2012;

Groundwater Monitoring Report, 4000 Technology Road, Angleton, Brazoria, Texas dated 26 November 2013; and,

Site Closure Report, 4000 Technology Road, Angleton, Brazoria County, Texas, dated 20 April 2015.

The following summary of the Site cleanup is provided below.

History of Site

This application was accepted into the RRC's VCP in November 2011. According to the Phase I ESA the property is located within the Angleton Oil Field. Historic aerial photographs indicate the presence of oil and gas production facilities dating from the early 1960s including four possible oil and gas wells on the Site. Aerial photographs also indicate an area of disturbed soil located in the southwestern portion of the Site. By 1987, the Site had undergone commercial development with two commercial buildings. By 1995, the Site contained five commercial/manufacturing buildings, parking areas, access drives, ponds, and landscaped areas. The subject Site was previously used for photo developing laboratories, water treatment, chemical storage, disposal and processing, and a medical research facility identified as Sulzer Intermedics. At the time of the Phase I ESA, two above-ground storage tanks (ASTs) were identified. One 550-gallon gasoline tank is located within the affected area. The adjoining property has been developed as agricultural or light industrial use, including an electronics manufacturing facility located to the southeast. A total of four former oil and gas wells were identified onsite along with a former tank battery and reserve pit located in the southwest quadrant of the Site. According to the SIR, three of the former oil and gas facilities were investigated in 2003 and not found to be impacted. One former well and associated reserve pit located southeast of the biomedical research building are not located the final area of concern.

A review of water well records identified 12 water wells within 1/2 miles of the Site. No potable water wells were located on the subject property. RRC staff identified four former oil and gas wells on the Site, three of the wells are identified as plugged gas wells (API number 039-30734, 039-04213, and 039-04211), and the remaining well is shown as a dry hole (unknown API number). The three former gas wells are in the southern half of the property.

The Limited Phase II ESA was performed in May 2009, and included soil and shallow groundwater sampling to confirm the presence of chemicals of concern (COCs) associated with oil and gas exploration and production activities. Barium, selenium, total petroleum hydrocarbons (TPH), and benzene were reported above Tier I soil to groundwater ingestion ($^{GW}Soil_{Ing}$) protective concentration limits (PCL) on the Site. In the soil borings, barium exceeded the Tier I $^{GW}Soil_{Ing}$ PCL, but was below the Tier II $^{GW}Soil_{Ing}$ PCL. Selenium was detected above Tier I and Tier II $^{GW}Soil_{Ing}$ PCLs, but did not exceed the total soil combined ($^{Total}Soil_{Comb}$) PCL. In groundwater

samples, benzene and TPH were detected above Tier I groundwater ingestion pathway ($^{GW}GW_{Ing}$) PCLs.

The Phase II ESA performed in August 2010 consisted of installation of seven soil borings, eight temporary monitor wells and five permanent groundwater monitor wells. Additionally, two hand-auger borings were installed within a suspected reserve pit. Based on the findings of the Phase II ESA, an area of concern including exceedances of barium in soil, and TPH and benzene in groundwater associated with a historic reserve pit was identified near the warehouse buildings on the southwestern portion of the site.

Soil

As part of the Phase II site assessments, select soils were analyzed for TPH, benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile organic compounds (VOCs), Resource Conservation and Recovery Act (RCRA) metals, and chlorides. One soil boring was tested for semi-volatile organic compounds (SVOCs). BTEX, VOCs, SVOCs, and RCRA metals were below their applicable Tier 1 commercial/industrial PCLs except for TPH and barium. Benzene was detected in four soil borings at concentrations above the soil to groundwater PCL ranging from 0.04 mg/kg to 3.2 mg/kg, but was below the 180 mg/kg total soil combined PCL. The highest TPH was detected at 2,300 mg/kg from TMW-02 (12-14 ft.). Further analysis of TPH using TX 1006 was performed on one soil sample from SB-08 from a depth of 12-14 ft., and the results show fractionated TPH was not detected. Barium exceeded the 440 mg/kg Tier I PCL with a concentration of 520 mg/kg in SB-02 (0-4 ft.). A Tier 2 PCL using site specific information was calculated for barium at 1,041 mg/kg; which is a higher concentration than the barium concentration detected in SB-02. In addition, soil samples were analyzed for chlorides with the highest concentration at 262 mg/kg. Based on the sample results and the Tier 2 calculation for barium; no further action is necessary for benzene, TPH, RCRA metals, and chlorides in soil.

Groundwater

During the Phase II site assessment performed September 2010, eight temporary monitor wells were installed in the first water-bearing zone to determine if groundwater was contaminated at the Site. TPH, BTEX, and RCRA metal concentrations were reported below their respective Tier 1 Commercial/Industrial PCLs except for TPH and benzene in TMW-2. In October 2011, five permanent monitor wells were installed to monitor TPH and benzene in groundwater at the Site. Based on the analytical results, TPH was above Tier 1 $^{GW}GW_{Ing}$ PCLs in MW-2 with concentrations ranging from 3.7 mg/l and 10 mg/l. A sample from MW-2 was analyzed by TX 1006 and fractionated TPH was not detected except for aromatic range (C₈-C₁₀) at a concentration of 0.901 mg/l. Benzene was detected above critical PCL at concentrations ranging from 0.0037 mg/l to 0.16 mg/l in MW-01, MW-02, and FD-01.

The groundwater flow direction appears to fluctuate seasonally, but is generally to the south-southwest. With the contamination detected in MW-02, further delineation was required upgradient (north) of the Site. Two additional temporary monitor wells were installed to north of MW-02 in 2012, and were sampled for TPH and benzene. The samples were analyzed and TPH and benzene were below detection limits in both wells.

The monitor wells were sampled quarterly over a three-year period to demonstrate plume stability. According to groundwater sampling data, the concentrations of TPH and benzene appear to be delineated and stable.

Remedy

Based on the findings of soil and groundwater assessments performed at the Site, an institutional control restricting groundwater use was determined to be an acceptable remedy for contamination remaining in groundwater at the Site. A restrictive covenant (Instrument No. 2017008117) was filed and recorded with the Brazoria County Clerk on 17 February 2017. The Affected Area is described as a 26.107-acre tract is listed as Exhibit "A" and Exhibit "B" of the enclosed restrictive covenant. The following restrictions apply to the 26.107-acre tract:

1. Use of the groundwater beneath the Site 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 contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
3. These restrictions shall be a Covenant running with the land.

On behalf of the Railroad Commission of Texas, I would like to thank you for your participation in the Voluntary Cleanup Program. Should you have questions regarding this letter, you may contact me at 512-463-3384 or ashley.correll@rrc.texas.gov.

Sincerely,



Ashley Correll, P.G.
Voluntary Cleanup Program

Enclosure: VCP Certificate of Completion with Restrictions

cc: Pete Fisher, Director, District 3 RRC Office, Houston with enclosure
VCP Reading File

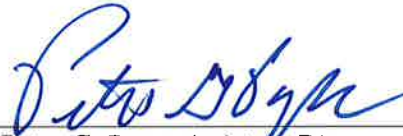
Bryan Gay
ESE Partners, LLC
19416 Park Row, Suite 120
Houston, Texas 77084

**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.03-12001 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 28 June 2017



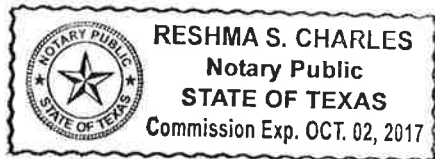
*Peter G. Pope, Assistant Director
Site Remediation Section*

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 28th Day of June 2017.



Notary without Bond



Notary Public in and for the State of Texas

EXHIBIT "A"
RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
LEGAL DESCRIPTION 119.897-ACRE TRACT

VCP No. 03-12001

EXHIBIT "A"

SITE DESCRIPTION

A tract of land containing 26.107 acres out of a called 119.897 acre tract as recorded in Brazoria County Clerk's File No. 2010007061 and being located in the J.W. Cloud League, Abstract Number 169, Brazoria County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING, at a found one halve inch iron pipe marking the most southwesterly corner of said called 119.897 acre tract, the southeast corner of a called 89.71 acre tract (second tract), as recorded in Brazoria County Clerk's File No. 98 012896 and in the north line of a called 27.03 acre tract (first tract) as recorded in Brazoria County Clerk's File No. 98 012896;

1. **THENCE**, North 02 degrees 51 minutes 20 seconds West, along the east line of said called 89.71 acre tract and the east line of a called 375.598 acre tract (first tract) as recorded in Volume 1323, Page 467, Brazoria County Deed Records, for a distance of 1,206.68 feet to a set five eighth inch iron rod with cap stamped "CCI", marking the northwest corner of the tract herein described;
2. **THENCE**, North 87 degrees 08 minutes 40 seconds East, over and across said 119.897 acre tract, for a distance of 735.43 feet to a set "X" in concrete;
3. **THENCE**, South 15 degrees 09 minutes 28 seconds East, continuing over and across said 119.897 acre tract, for a distance of 267.12 feet to a set "X" in concrete, being the beginning of a curve to the left;
4. **THENCE**, for an arc length of 861.32 feet, continuing over and across said 119.897 acre tract an following a curve to the left, having a radius of 620.49 feet, a chord bearing of South 45 degrees 13 minutes 53 seconds East, and a chord distance of 822.31 feet to a set "X" in concrete;
5. **THENCE**, South 78 degrees 35 minutes 57 seconds East, continuing over and across said 119.897 acre tract , for a distance of 32.93 feet to a set "X" in concrete, marking the beginning of a non-tangent curve to the left;
6. **THENCE**, for an arc length of 27.04 feet, continuing over and across said 119.897 acre tract an following a curve to the left, having a radius of 573.00 feet, a chord bearing of South 79 degrees 59 minutes 00 seconds East, and a chord distance of 27.04 feet to a set "X" in concrete;
7. **THENCE**, South 02 degrees 45 minutes 37 seconds East, continuing over and across said 119.897 acre tract , for a distance of 171.75 feet to a set five eighths inch iron rod with cap stamped "CCI", in the northerly line of a 10 foot wide Houston Pipeline Co. Easement, recorded in Volume 478, Page 634, Brazoria County Deed Records;

8. **THENCE**, South 62 degrees 01 minutes 13 seconds West, along the northerly line of said 10 foot wide easement, for a distance of 99.63 feet to a set five eighths inch iron rod with cap stamped "CCI" in the north line of said called 27.03 acre tract;
9. **THENCE**, South 87 degrees 04 minutes 01 seconds West, along the north line of said called 27.03 acre tract, for a distance of 755.55 feet to a found one halve inch iron pipe;
10. **THENCE**, South 76 degrees 06 minutes 18 seconds West, continuing along the north line of said called 27.03 acre tract, for a distance of 569.34 feet to the **POINT OF BEGINNING**.



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

VCP No. 03-12001

**RAILROAD COMMISSION OF TEXAS
VOLUNTARY CLEANUP PROGRAM
AFFIDAVIT OF COMPLETION OF RESPONSE ACTION
AND INSTITUTIONAL CONTROLS**

I, Mike Latimer, representing Rulica/Angleton, Ltd., have completed the necessary response actions, pursuant to Chapter 91, Subchapter O, Texas Natural Resource Code, at a 26.107 acre tract of land described in Exhibit "A" (Site) of this certificate pertaining to Voluntary Cleanup Program (VCP) No. 03-12001 located in, Brazoria 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 the Site 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 contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
3. These restrictions shall be a Covenant running with the land.

These restrictions were filed in the Brazoria County Clerk's office on February 17, 2017, Document 2017008117 (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. 03-12001.

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

Applicant

Rulica/Angleton, Ltd., a Texas Limited Partnership

By: Hardrock Holdings, LLC, General Partner

By: 
Print Name: Mike Latimer, President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, personally appeared MIKE LATIMER,
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 21st day of FEBRUARY 2017.

Notary Public in and for the State of TEXAS



HOU:3491988.2

***Attachment 1
Environmental Restrictive Covenant
Document 2017008117
Brazoria County, Texas***

See following pages.



Railroad Commission of Texas Environmental Restrictive Covenant

STATE OF TEXAS §
 COUNTY OF BRAZORIA §

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:

A tract of land containing 26.107 acres out of a called 119.897 acre tract as recorded in Brazoria County Clerk's File No. 2010007061 and being located in the J.W. Cloud League, Abstract Number 169, Brazoria County, Texas and being more particularly described by metes and bounds on Exhibit A attached hereto and depicted on the site plan attached hereto as Exhibit B.

Rulica/Angleton, Ltd. is the current owner of the Affected Property. Soil and/or groundwater on the Affected Property is affected by certain identified chemicals of concern.

This Restrictive Covenant is required for the following reasons:

The Affected Property is a former gas exploration and production site, with the well names, operators, and dates of operation not reported; impacted soil and groundwater and an environmental investigation and response action was required in accordance with Commission regulations. Rulica/Angleton, Ltd. performed the response action to characterize and remediate the chemicals of concern. The remediation was performed in such a manner that the following chemicals of concern at the following maximum levels at the time of Institutional Control (IC) filing were left in soil and/or groundwater:

Chemical of Concern	Maximum Concentration (milligrams per liter (mg/l))	Affected Media
Benzene	0.16 mg/l	Groundwater
TPH (C6-C12)	10.0 mg/l	Groundwater

The investigation, assessment, remediation and analytical data are contained in the following reports:

- a) *Phase I Environmental Site Assessment*, Envirotec, Ltd., May 4, 2009
- b) *Phase II Environmental Site Assessment*, Envirotec, Ltd., May 11, 2009
- c) *Phase II Environmental Site Assessment*, ESE Partners, LLC, September 8, 2010
- d) *Site Investigation Report – 4000 Technology Drive – Angleton, Brazoria County, Texas*, ESE Partners, LLC, May 10, 2011
- e) *Remedial Action Plan – 4000 Technology Drive – Angleton, Brazoria County, Texas*, ESE Partners, LLC, May 11, 2011

RECORDER'S MEMORANDUM:
 At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon, or photo-copy, discolored paper, ect. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

- f) *Annual Groundwater Monitoring Report – 4000 Technology Drive – Angleton, Brazoria County, Texas, ESE Partners, LLC, May 30, 2012*
- g) *Groundwater Monitoring Report – 4000 Technology Drive – Angleton, Brazoria County, Texas, ESE Partners, LLC, November 26, 2013*

Copies of the reports may be obtained from Rulica/Angleton, Ltd. at 11823 Wilcrest, Houston, Texas 77031 and from the RRC under VCP ID No. 03-12001.

The response action has been approved by the Commission based on the presumption that the groundwater beneath the Affected Property 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 is not used for any purpose, except monitoring. 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.

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).

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 Exhibits A and B:

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 contaminants to any other zone or media and to prevent uncontrolled exposure to human and ecological receptors.
3. 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
1701 N. Congress
Austin, Texas 78711-2967

Railroad Commission of Texas Voluntary (or Operator) Cleanup Program No.: 03-12001

As of the date of this Restrictive Covenant, the record owner of fee title to the Property is Rulica/Angleton, Ltd. with an address of 11823 Wilcrest, Houston, Texas 77031.

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 11th day of OCTOBER, 2016.

RULICA/ANGLETON, LTD.,
a Texas limited partnership

By: Hardrock Holdings, LLC,
its General Partner

By: [Signature]

Name: Mike Latimer

Title: President

STATE OF TEXAS

COUNTY OF HARRIS

Before me, DIANA HAMOR, a notary public, on this 11th day of OCTOBER 2016,
personally appeared MIKE LATIMER, PRESIDENT of Hardrock Holdings, LLC, its General
Partner of Rulica/Angleton, Ltd., a Texas limited partnership, on behalf of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of OCTOBER, 2016

Signature [Signature]

Notary Public in and for the State of TEXAS

County of HARRIS

My Commission Expires: 9-8-2017



Accepted as Third Party Beneficiary this 11th day of January, 2017

Railroad Commission of Texas

By: Kathy Keils

Name: Kathy Keils

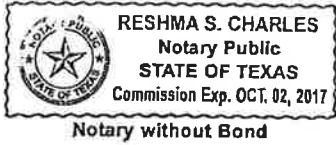
Title: Attorney General Counsel/Section

STATE OF Texas

County Travis

BEFORE ME, on this the 11th day of January 2017 personally appeared Kathy Keils, Attorney on behalf of the Site Remediation Section of the Oil and Gas Division of the Railroad Commission of Texas, 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 11th day of January, 2017



Signature [Handwritten Signature]

Notary Public in and for the State of Texas

County of Travis

My Commission Expires: October 2, 2017

EXHIBIT "A"

PARCEL DESCRIPTION

A tract of land containing 26.107 acres out of a called 119.897 acre tract as recorded in Brazoria County Clerk's File No. 2010007061 and being located in the J.W. Cloud League, Abstract Number 169, Brazoria County, Texas and being more particularly described by metes and bounds as follows;

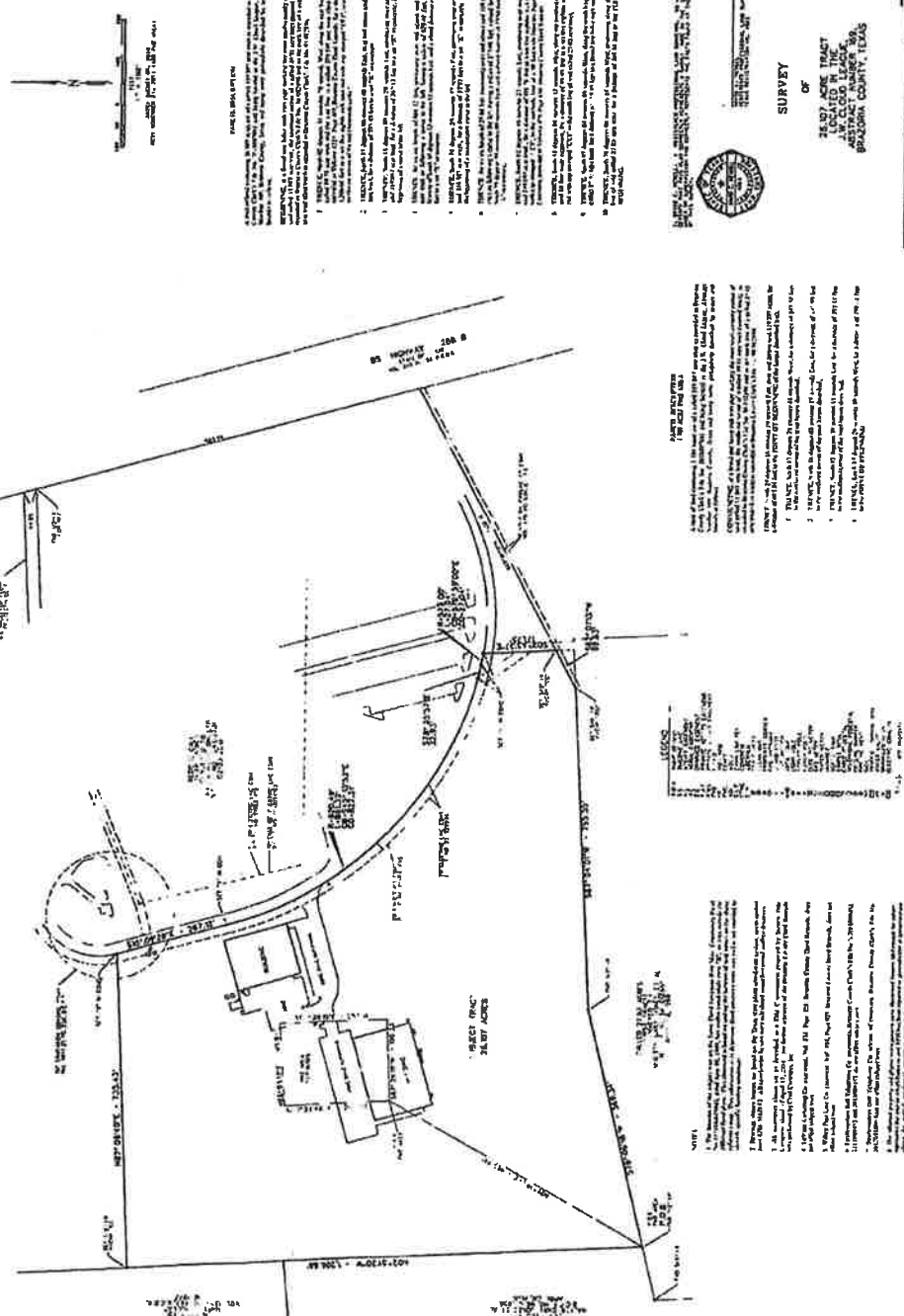
BEGINNING, at a found one halve inch iron pipe marking the most southwesterly corner of said called 119.897 acre tract, the southeast corner of a called 89.71 acre tract (second tract), as recorded in Brazoria County Clerk's File No. 98 012896 and in the north line of a called 27.03 acre tract (first tract) as recorded in Brazoria County Clerk's File No. 98 012896;

1. **THENCE**, North 02 degrees 51 minutes 20 seconds West, along the east line of said called 89.71 acre tract and the east line of a called 375.598 acre tract (first tract) as recorded in Volume 1323, Page 467, Brazoria County Deed Records, for a distance of 1,206.68 feet to a set five eighth inch iron rod with cap stamped "CCI", marking the northwest corner of the tract herein described;
2. **THENCE**, North 87 degrees 08 minutes 40 seconds East, over and across said 119.897 acre tract, for a distance of 735.43 feet to a set "X" in concrete;
3. **THENCE**, South 15 degrees 09 minutes 28 seconds East, continuing over and across said 119.897 acre tract, for a distance of 267.12 feet to a set "X" in concrete, being the beginning of a curve to the left;
4. **THENCE**, for an arc length of 861.32 feet, continuing over and across said 119.897 acre tract an following a curve to the left, having a radius of 620.49 feet, a chord bearing of South 45 degrees 13 minutes 53 seconds East, and a chord distance of 822.31 feet to a set "X" in concrete;
5. **THENCE**, South 78 degrees 35 minutes 57 seconds East, continuing over and across said 119.897 acre tract , for a distance of 32.93 feet to a set "X" in concrete, marking the beginning of a non-tangent curve to the left;
6. **THENCE**, for an arc length of 27.04 feet, continuing over and across said 119.897 acre tract an following a curve to the left, having a radius of 573.00 feet, a chord bearing of South 79 degrees 59 minutes 00 seconds East, and a chord distance of 27.04 feet to a set "X" in concrete;
7. **THENCE**, South 02 degrees 45 minutes 37 seconds East, continuing over and across said 119.897 acre tract , for a distance of 171.75 feet to a set five eighths inch iron rod with cap stamped "CCI", in the northerly line of a 10 foot wide Houston Pipeline Co. Easement, recorded in Volume 478, Page 634, Brazoria County Deed Records;

8. **THENCE**, South 62 degrees 01 minutes 13 seconds West, along the northerly line of said 10 foot wide easement, for a distance of 99.63 feet to a set five eighths inch iron rod with cap stamped "CCI" in the north line of said called 27.03 acre tract;
9. **THENCE**, South 87 degrees 04 minutes 01 seconds West, along the north line of said called 27.03 acre tract, for a distance of 755.55 feet to a found one halve inch iron pipe;
10. **THENCE**, South 76 degrees 06 minutes 18 seconds West, continuing along the north line of said called 27.03 acre tract, for a distance of 569.34 feet to the **POINT OF BEGINNING**.

EXHIBIT "B"

SITE PLAN



NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221, AND THE RULES AND REGULATIONS THEREUNDER.
2. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
3. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
4. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
5. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
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SURVEY
OF
TRACT 27
ACRE TRACT
IN CALOOG LEASE
PARISH OF CALOOG, LOUISIANA

NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221, AND THE RULES AND REGULATIONS THEREUNDER.
2. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
3. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
4. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
5. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
6. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
7. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
8. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
9. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
10. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.

NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT, R.S. 48:221, AND THE RULES AND REGULATIONS THEREUNDER.
2. THE SURVEY WAS CONDUCTED BY MEANS OF THE STATIONING METHOD, AND THE DISTANCES BETWEEN POINTS WERE MEASURED BY MEANS OF A STEEL TAPE.
3. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MARCH, 1954, AT A TIME WHEN THE WEATHER WAS CLEAR AND THE GROUND WAS DRY.
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Civil Concepts, Inc.
Civil Engineers
1415 Poydras Street, New Orleans, Louisiana



FILED and RECORDED

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I hereby certify that this Instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

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cclerk-samantha