

County: § **Galveston**
 §
State: § **Texas**

The State of Texas §
 § **Know All Men By These Presents:**
County of Galveston §

pipeline easement will not interfere with any other easements that are located upon and within this same tract of land; and

Whereas, as also evidenced by execution of this **Pipeline Easement Agreement**, although the 30' x 50' (0.0344 acre surface site) will, at a minimum be located on an eighteen inch (18") easement owned by **Teppco** and partially on an easement owned by **CenterPointe Energy** that **Grantee**, prior to commencing the installation of the natural gas metering and regulating facilities assures **Grantor** that it will enter into agreements with both **Teppco** and **CenterPointe Energy** that will enable **BridgeTex Pipeline Company, LLC** to install its metering and regulating facilities; and

Whereas, based on these assurances, **Grantor** is willing to enter into this **Pipeline Easement Agreement**.

Now, Therefore, Know All Men By These Presents:

That Grantor, for and in consideration of the sum of TWO HUNDRED SEVENTY FIVE THOUSAND Dollars (\$275,000.00) paid as follows: SIXTY SIX THOUSAND SEVEN HUNDRED FORTY AND 97/100s DOLLARS (\$66,740.97) paid to the **County of Galveston**, ONE HUNDRED ONE THOUSAND SIX HUNDRED EIGHTEEN AND 76/100s DOLLARS (\$101,618.76) paid to the **Clear Creek Independent School District** and ONE HUNDRED SIX THOUSAND SIX HUNDRED FORTY AND 27/100s DOLLARS (\$106,640.27) paid to the **City of League City**, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, and subject to the terms, conditions, covenants and restrictions hereinafter set forth does hereby **Grant, Bargain, Sell and Convey** unto **Grantee**, its successors and assigns:

a) a non-exclusive surface easement upon and across a 30' x 50' (0.0344 acre surface site) more particularly described as **Parcel II in Exhibit "A" and corresponding drawings** attached hereto to install, construct, maintain, operate, inspect, repair, alter, change the size of, replace, relocate and remove but for no other purpose natural gas metering and regulating facilities and any and all appliances, appurtenances, fixtures and equipment related thereto, whether above or below ground, including but not limited to separators, heaters, pipeline(s), headers, valves, blow offs, fittings and the housing(s) for same, fences, structures, electric line(s) communications, line(s) and related equipment deemed by **Grantee** to be necessary together with the right to clear the Surface Site and keep the Surface Site clear of all trees, undergrowth and other obstructions; and

b) the right, privilege, and easement for the purpose of locating, establishing, constructing, laying, installing, maintaining, operating, repairing, assigning in whole or in part, restoring, renewing, reconstructing and removing thereon, but for no other purpose, a twenty four (24) inch (and all below ground and above ground appurtenances necessary or useful thereto) for the transportation of liquids, to include crude oil, oil products and/or natural gas, any mixtures thereof, on, in, over through and across a strip of land twenty-four inches ("24") in width described on the following described tracts of land and depicted on the following drawings, to-wit:

**See Parcel I of Exhibit "A" attached hereto and corresponding drawings
See Exhibits "A" describing a twenty-four inch ("24") Pipeline for a total of 6,795.1' in
length and a total of 411.83 rods**

together with the right of ingress and egress in, on, over, across, and through the lands described in **Exhibit "A"** attached hereto for any and all purposes convenient to exercise the rights and privileges herein granted during the period of initial installation; and

together with, after the period of initial installation, the subsequent right of ingress and egress in, on, over, across, and through the lands described in **Exhibit "A"** attached hereto for any and all purposes convenient to exercise the rights and privileges herein granted at all other times.

Special terms, conditions, covenants, restrictions and reservations:

(1) Grantee shall comply with the most stringent requirements concerning the rights and privileges herein granted imposed by :

- all state, federal and local regulations including but not limited to those imposed now or in the future by the **United States Department of Transportation (DOT) (49CFR Part 191 and others)** the **Texas Railroad Commission (RRC) (TAC Title 16 Part 1 Chapter 8 and others)** or **TxDot**; and
- the **City of League City** in **Special Use Permit # 13-05** dated _____, **2013**.

(2) That in the event any of the following requirements are more stringent than those imposed in (1) above that Grantee will:

- bury the pipeline at least forty-eight inches (48") below the lowest surface of the ground including any existing flow lines of drainage ditches or drainage structures;
- provide at least twenty-four inches ("24") clearance between the outer casing of the pipeline and any existing buried utility (pipeline or other utilities) or **League City, TxDot** or **Galveston County** owned storm or other drainage lines, sewers and appurtenances;
- pay for damages caused to above or below ground existing utility lines and appurtenances, drainage ditches, or storm or other drainage lines, sewers and appurtenances on or adjacent to the land caused by its construction, operation, maintenance and removal operations;
- pay for damages to growing crops, fences, buildings and marketable timber on the land caused by its construction and installation operations, but after the pipeline has been laid, Grantee will not be liable for damages caused by keeping its easement clear of trees, undergrowth or obstruction
- upon discontinuance, remove the twenty-four inch ("24") pipeline and other improvements and the natural gas metering and regulating facilities and any and all appliances, appurtenances, fixtures and equipment related thereto, whether above or below ground, including but not limited to separators, heaters, pipeline(s), headers, valves, blow offs, fittings and the housing(s) for same, fences, structures, electric line(s) communications, line9s0 and related equipment to installed by **Grantee** in accordance with regulations prescribed by the **DOT**, the **RRC**, **TxDOT** and the **City of League City** and restore the land to the condition it was in prior to installation of the pipeline and the natural gas metering and regulating facilities.

- (3) Grantee shall indemnify, defend and hold harmless Grantor against all claims, suits, liabilities, and expenses caused on account of injury or death of persons or damage to property resulting from Grantee's exercise of the rights and privileges herein granted.
- (4) This conveyance is also made and accepted subject to the following matters, to the extent same are in effect at this time:
- Easement Deed to Shell Chemical LP dated December 8, 2008 found of record in the Official Public Records of Real Property located in the office of the County Clerk of Galveston County under Microfilm Code #2008067604;
 - Pipeline Easement Agreement to Genesis Pipeline, Texas L.P. dated March 18, 2013 found of record in the Official Public Records of Real Property located in the office of the County Clerk of Galveston County under Microfilm Code #2013019594;
 - Ownership interests of **Teppco** and **CenterPointe Energy** in the 30' x 50' (0.0344 acre surface site) described in **Exhibit "A"** attached hereto; and
 - any and all other easements, rights-of-way, and prescriptive rights, whether of record or not found on, in and under the ground, all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, all previously recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances and other instruments, including tax liens and conveyances that affect the property; rights of adjoining owners in any wall or fences or other improvements on a common boundary line, any discrepancies, conflicts or shortages in area or boundary lines, and any encroachments or overlapping of improvements.
- (5) **Grantor** conveys the property "as is" "with all faults" and without warranty as to condition or environmental hazard or title.
- (6) **Grantor** disclaims any warranty, guaranty or representation, oral or written on:
- the nature and condition of the property or other items conveyed hereunder, including, without limitation, the water, soil and geology;
 - the suitability of the property conveyed hereunder for any and all activities and uses which **Grantee** may elect to conduct thereon;
 - the existence of any environmental hazards or conditions thereon, including but not limited to the presence of asbestos or other hazardous materials; and
 - compliance with applicable environmental laws, rules or regulations.
- (7) **Grantor** reserves the right to grant subsequent easements or rights of way or to otherwise use and enjoy the land as long as such subsequent easements or rights of way or other use of the land does not unreasonably interfere with **Grantee's** enjoyment of the rights and privileges herein granted.
- (8) **Grantee** agrees that it, prior to commencing installation of the 30' x 50' (0.0344 acre surface site) described in **Exhibit "A"** attached hereto it will enter into agreements with both **Teppco** and **CenterPointe Energy** that will enable **Grantee** to have temporary workspace to install its metering and regulating facilities. Should **Grantee** be unable to enter into such agreements, **Grantee** agrees that the temporary workspace rights being

Given Under My Hand and Seal of Office, on this the _____ day of _____, 2013.

Notary Public
In and for the State of Texas
My Commission expires: _____

Executed this _____ day of _____, 2014.

City of League City
300 West Walker Street
League City, Texas 77573

Tim Paulissen
Mayor

Attest:

Dianna Stapp
City Secretary

Acknowledgement

The State of Texas

§

§

County of Galveston

§

Before Me, the undersigned authority, on this day personally appeared **Tim Paulissen, Mayor** for the **City of League City**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of the **City of League City**.

Given Under My Hand and Seal of Office, on this the _____ day of _____, 2014.

Notary Public
In and for the State of Texas
My Commission expires: _____

Executed this _____ day of _____, 2013.

Clear Creek Independent School District
2425 East Main Street
League City, Texas 77573

Ken Baliker, Board President

Attest

Secretary

Acknowledgement

The State of Texas §

County of Galveston §

Before Me, the undersigned authority, on this day personally appeared **Dee Scott, Board President** for **Clear Creek Independent School District**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of **Clear Creek Independent School District**.

Given Under My Hand and Seal of Office, on this the _____ day of _____, 2013.

Notary Public
In and for the State of Texas
My Commission expires: _____

Executed this _____ day of _____, 2013.

GRANTEE:

BRIDGETEX PIPELIN COMPANY, LLC

**By: Magellan Pipeline Company, L.P., its
Construction Manager**

**By: Magellan Pipeline GP, LLC, its
General Partner**

By: _____

Printed name: _____

Title: _____

Date: _____

Acknowledgement

The State of _____ **§**

County of _____ **§**

Before me, the undersigned, a Notary Public in and for the County aforesaid, on this _____ day _____, 20____ personally appeared _____ to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that _____ he _____ executed the same as _____ free and voluntary act and deed for the uses and purposes as herein set forth.

Witness my hand and official seal.

My commission Expires:

Notary Public

Return to:
Gullett & Associates, Inc.
7705 South Loop East
Houston, Texas 77012

January 16, 2014

STATE OF TEXAS

COUNTY OF GALVESTON

EXHIBIT "A-1"

TRACT NO. 7050-GA-058

**CENTERLINE DESCRIPTION FOR
A PROPOSED 24" PIPELINE
ACROSS GALVESTON COUNTY TRUSTEE**

Centerline description for a proposed 24" pipeline extending over, through, along and across a called 0.372 acre tract of land as recorded in File Number 9941476, Film Code 013-83-1505, Official Public Records of Galveston County, Texas, said 0.372 acre tract being situated in the Stephen F. Austin Survey, Abstract 3, Galveston County, Texas, said centerline being more fully described as follows:

Bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (in feet).

BEGINNING at a point in the North property line of said 0.372 acre tract, said "POINT OF BEGINNING" being North 86°55'51" East, a distance of 59.5 feet from a concrete monument found at the Northwest corner of said 0.372 acre tract, said "POINT OF BEGINNING" having coordinates N=13,746,184.80, E=3,213,829.19;

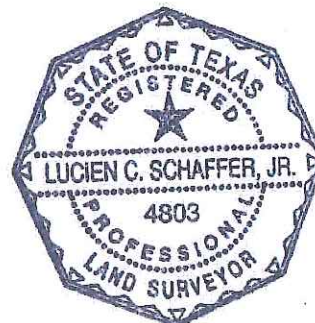
THENCE, along a line 6 feet Southwesterly of and parallel to an existing Shell 12" pipeline, South 42°29'12" East, a distance of 170.9 feet to the **POINT OF EXIT** in the East property line of said 0.372 acre tract, said "POINT OF EXIT" being North 02°54'26" West, a distance of 72.4 feet from the calculated most Southerly corner of said 0.372 acre tract, said "POINT OF EXIT" having coordinates N=13,746,058.79, E=3,213,944.60.

Total Feet: 170.9'

Total Rods: 10.36

Plat attached.

 1-18-14
Lucien C. Schaffer, Jr. R.P.L.S. No. 4803

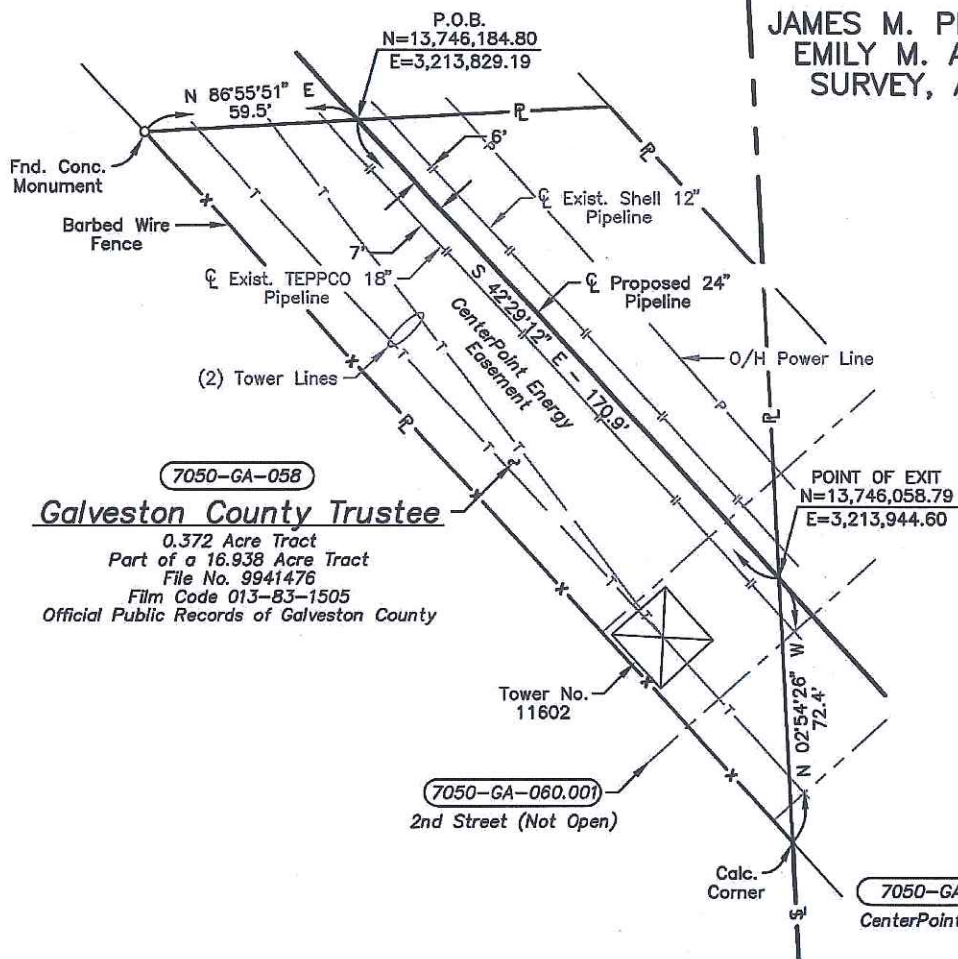


GALVESTON COUNTY, TEXAS

STEPHEN F. AUSTIN
SURVEY, A-3

7050-GA-058.100
CenterPoint Energy

JAMES M. PERRY &
EMILY M. AUSTIN
SURVEY, A-19



Total Feet: 170.9'
Total Rods: 10.36

NOTES:

- 1) Bearings And Coordinates Are Based On The Texas Coordinate System, South Central Zone, NAD 83 In Feet.
- 2) Description Attached.



GULLETT & ASSOCIATES, INC.
7705 E. 150th St. HOUSTON, TEXAS 77052
(713) 644-2810

Exhibit "B-1"

I, Lucien C. Schaffer, Jr., Do Hereby Certify That
This Plat Reflects a Survey Made On the Ground
Under my Supervision During November, 2012
Through December, 2013.



Lucien C. Schaffer, Jr.
Registered Professional Land Surveyor No. 4803

DRAWN BY: G&A/ARC

APPROVED: G&A

DATE: 06/03/13

SCALE: 1"=40'

BRIDGETEX PIPELINE COMPANY, LLC

PROPOSED 24" PIPELINE ACROSS
GALVESTON COUNTY TRUSTEE

GALVESTON

COUNTY,

TEXAS

7050-RE-2090

FILE DATE: 1/16/2014 8:16 AM ARC 1=40 40362090B

January 16, 2014

STATE OF TEXAS

COUNTY OF GALVESTON

EXHIBIT "A-2"

TRACT NO. 7050-GA-058

**CENTERLINE DESCRIPTION FOR
A PROPOSED 24" PIPELINE
ACROSS GALVESTON COUNTY TRUSTEE**

Centerline description for a proposed 24" pipeline extending over, through, along and across part of a 16.938 acre tract of land as recorded in File Number 9941476, Film Code 013-83-1505, Official Public Records of Galveston County, Texas, said part of said 16.938 acre tract being situated in the Stephen F. Austin Survey, Abstract 3, Galveston County, Texas, said centerline being more fully described as follows:

Bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (in feet).

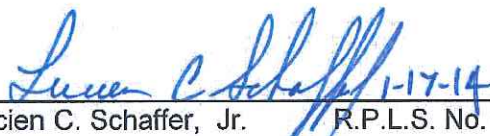
BEGINNING at a point in the North property line of said tract, said North property line being the South right-of-way line of State Highway 96, said "POINT OF BEGINNING" being North 87°04'18" East, a distance of 59.2 feet from the calculated Northwest corner of said tract of land, said "POINT OF BEGINNING" having coordinates N=13,746,966.83, E=3,213,112.11;

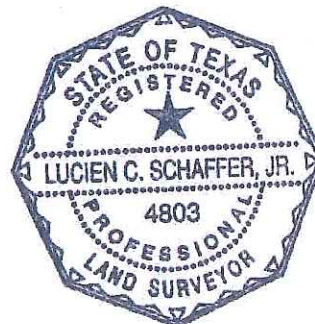
THENCE, along a line 3 feet Northeasterly of an existing TEPPCO 18" pipeline, South 42°31'19" East, a distance of 530.3 feet to the **POINT OF EXIT** in the South property line of said tract, said "POINT OF EXIT" being North 87°04'18" East, a distance of 59.3 feet from the calculated Southwest corner of said tract, said "POINT OF EXIT" having coordinates N=13,746,576.01, E=3,213,470.50.

Total Feet: 530.3'

Total Rods: 32.14

Plat attached.


Lucien C. Schaffer, Jr. R.P.L.S. No. 4803



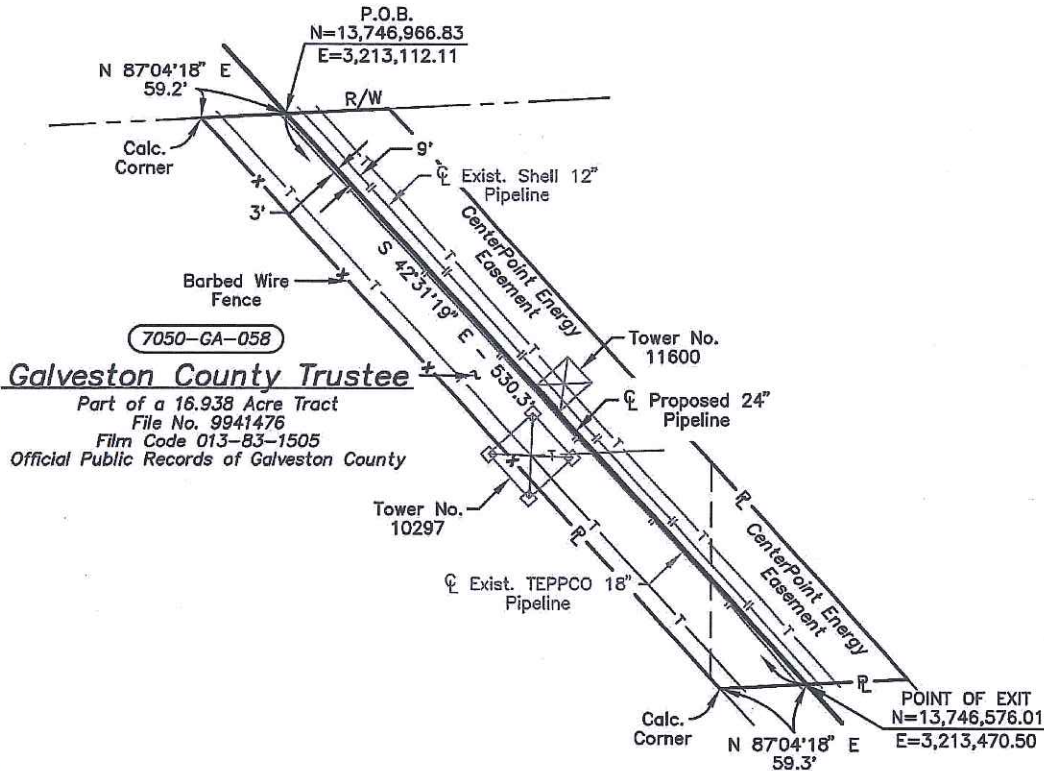
GALVESTON COUNTY, TEXAS

STEPHEN F. AUSTIN SURVEY, A-3



7050-GA-058.003

State Highway 96



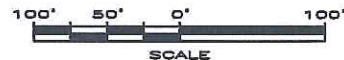
7050-GA-058

Galveston County Trustee

Part of a 16.938 Acre Tract
File No. 9941476
Film Code 013-83-1505
Official Public Records of Galveston County

7050-GA-058.100

CenterPoint Energy



I, Lucien C. Schaffer, Jr., Do Hereby Certify That
This Plat Reflects a Survey Made On the Ground
Under my Supervision During November, 2012
Through December, 2013.



Lucien C. Schaffer, Jr.
Registered Professional Land Surveyor No. 4803

Total Feet: 530.3'
Total Rods: 32.14

NOTES:

- 1) Bearings And Coordinates Are Based On The Texas Coordinate System, South Central Zone, NAD 83 In Feet.
- 2) Description Attached.



GULLETT & ASSOCIATES, INC.
7705 S. LOOP E. SUITE 1000, TEXAS 77054
(713) 944-5500

Exhibit "B-2"

DRAWN BY: G&A/ARC

APPROVED: G&A

DATE: 06/03/13

SCALE: 1"=100'

BRIDGETEX PIPELINE COMPANY, LLC

PROPOSED 24" PIPELINE ACROSS
GALVESTON COUNTY TRUSTEE
GALVESTON COUNTY, TEXAS

7050-RE-2091

FILE DATE: 1/16/2014 8:52 AM ARC 1=100 40362091B

January 16, 2014

STATE OF TEXAS

COUNTY OF GALVESTON

EXHIBIT "A-3"

TRACT NO. 7050-GA-058

**CENTERLINE DESCRIPTION
FOR A PROPOSED 24" PIPELINE
AND A METES & BOUNDS DESCRIPTION FOR A PROPOSED
0.0344 ACRE SURFACE SITE
ACROSS GALVESTON COUNTY TRUSTEE**

Centerline description for a proposed 24" pipeline hereinafter referred to as **PARCEL I** and a metes and bounds description for a proposed thirty foot by fifty foot (30' X 50') 0.0344 acre surface site hereinafter referred to as **PARCEL II**, extending over, through, along and across part of a called 16.938 acre tract of land as recorded in File Number 9941476, Film Code 013-83-1505, Official Public Records of Galveston County, Texas, said PARCELS being situated in the Stephen F. Austin Survey, Abstract 3, Galveston County, Texas, said PARCELS being more fully described as follows:

Bearings and coordinates are based on the Texas Coordinate System, South Central Zone, NAD 83 (in feet).

PARCEL I

Centerline description for a proposed 24" pipeline is as follows:

BEGINNING at a point in a Northwesterly property line of said tract, said line being the Southeasterly right-of-way line of McKibben Lane (Private Road), said "POINT OF BEGINNING" being South 02°57'28" East, a distance of 27.1 feet from the calculated most Northerly corner of said tract, said "POINT OF BEGINNING" having coordinates N=13,752,935.19, E=3,207,644.18;

THENCE, along a line 10 feet Northeast of and parallel to an existing TEPPCO 18" pipeline, South 42°04'45" East, a distance of 72.7 feet to a point;

THENCE, 26.0 feet along a curve to the left having a radius of 3,600.00 feet, a delta angle of 00°24'52" and a chord bearing South 42°17'11" East, a distance of 26.0 feet to a point;

THENCE, South 42°29'37" East, at a distance of 756.7 feet pass a **POINT OF EXIT** in the North right-of-way line of State Highway F.M. 518, at a distance of 869.4 feet pass a **POINT OF RE-ENTRY** in the South right-of-way line of said F.M. 518, at a distance of 3,227.1 feet pass a **POINT OF EXIT** in the North right-of-way line of Walker Street, at a distance of 3,297.1 feet pass a **POINT OF RE-ENTRY** in the South right-of-way line of Walker Street, at a distance of 3,832.4 feet pass Stake "A" set for the **POINT OF BEGINNING** of the herein described **PARCEL II**, and continuing for a total distance of 6,177.9 feet to the **POINT OF EXIT** in the South property line of said tract, said "POINT OF EXIT" being North 87°18'47" East, a distance of 56.84 feet from a calculated Southwest corner of said tract of land, said "POINT OF EXIT" having coordinates N=13,748,306.67, E=3,211,883.64

Total Feet: 6,093.9
Total Rods: 369.33

PARCEL II

Metes and bounds description for said proposed 0.0344 acre surface site is as follows:

BEGINNING at the herein above described Stake "A", said "POINT OF BEGINNING" having coordinates N=13,750,036.15, E=3,210,299.25;

THENCE, North 47°30'23" East, a distance of 15.0 feet to a point;

THENCE, South 42°29'37" East, a distance of 50.0 feet to a point;

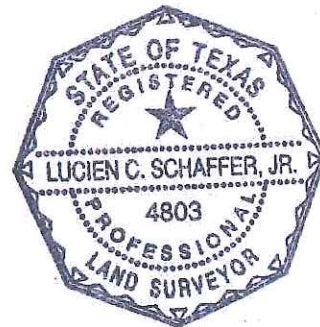
THENCE, South 47°30'23" West, a distance of 30.0 feet to a point;

THENCE, North 42°29'37" West, a distance of 50.0 feet to a point;

THENCE, North 47°30'23" East, a distance of 15.0 feet to the **POINT OF BEGINNING** and containing 0.0344 acres of land.

Total Square Feet: 1,500
Total Acres: 0.0344

Plat attached.



Lucien C. Schaffer, Jr. 1-18-14
Lucien C. Schaffer, Jr. R.P.L.S. No. 4803

GALVESTON COUNTY, TEXAS

STEPHEN F. AUSTIN SURVEY, A-3

7050-GA-058

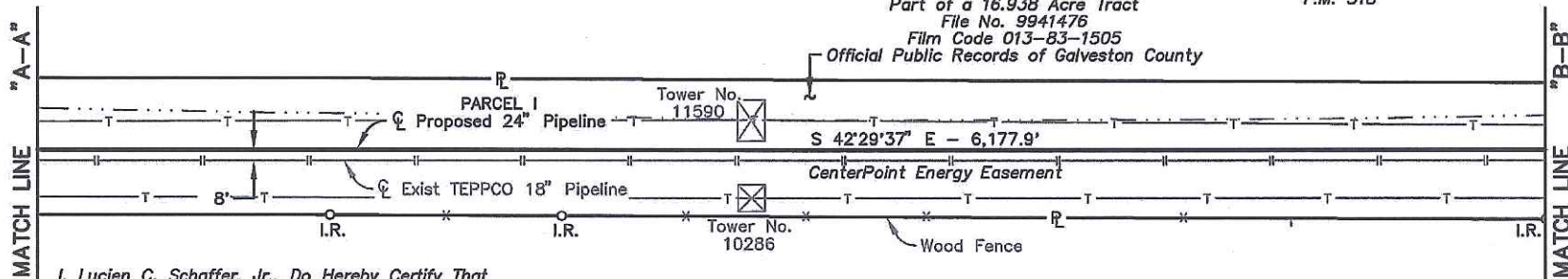
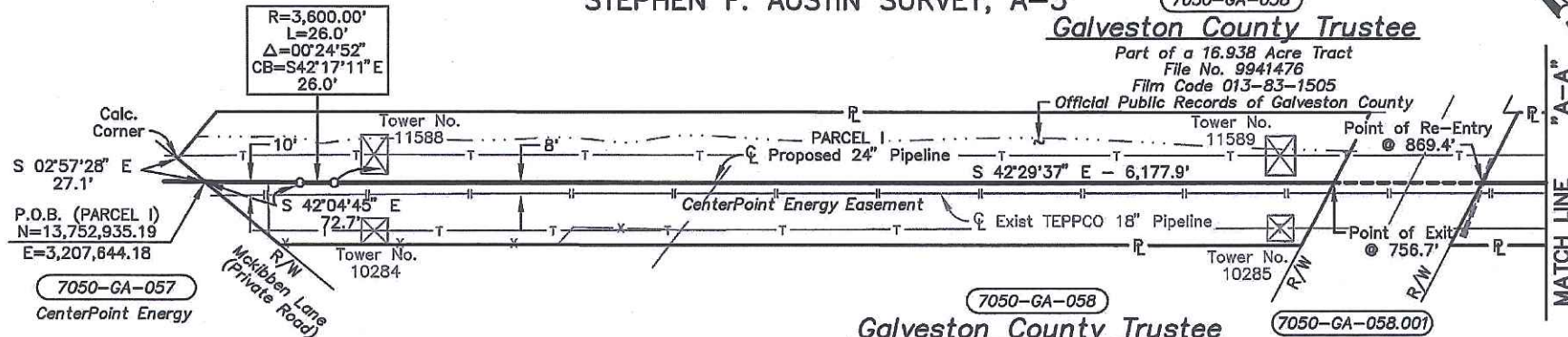
Galveston County Trustee

Part of a 16.938 Acre Tract

File No. 9941476

Film Code 013-83-1505

Official Public Records of Galveston County



I, Lucien C. Schaffer, Jr., Do Hereby Certify That
This Plat Reflects a Survey Made On the Ground
Under my Supervision During November, 2012
Through December, 2013.



Exhibit "B-3"

Notes:

- 1) Bearings And Coordinates Are Based On The Texas Coordinate System, South Central Zone, NAD 83 In Feet.
- 2) Description Attached.

PARCEL I
Total Feet: 6,093.9'
Total Rods: 369.33

PARCEL II (SURFACE SITE)
Total Sq. Ft.: 1,500 Sq. Ft.
Total Acres: 0.0344 Acres



Lucien C. Schaffer, Jr.
Registered Professional Land Surveyor No. 4803

GULLETT & ASSOCIATES, INC.
7705 S. LOOP E. SUITE 1000, DALLAS, TEXAS 75216
(214) 644-6660

DRAWN BY: G&A/ARC

APPROVED: G&A

DATE: 06/03/13

SCALE: 1"=100'

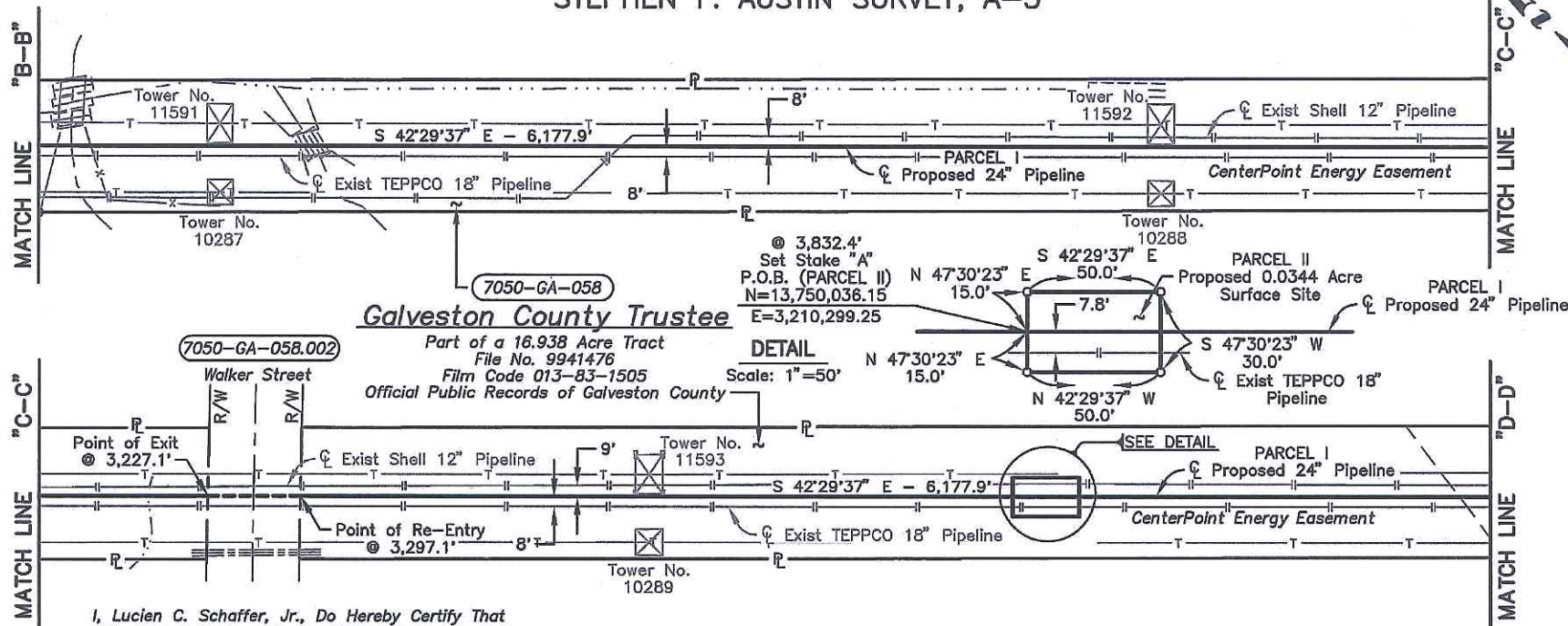
BRIDGETEX PIPELINE COMPANY, LLC

PROPOSED 24" PIPELINE ACROSS
GALVESTON COUNTY TRUSTEE
GALVESTON COUNTY, TEXAS

7050-RE-2092

GALVESTON COUNTY, TEXAS

STEPHEN F. AUSTIN SURVEY, A-3



I, Lucien C. Schaffer, Jr., Do Hereby Certify That
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 Under my Supervision During November, 2012
 Through December, 2013.



Lucien C. Schaffer, Jr.
 Registered Professional Land Surveyor No. 4803

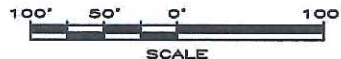


Exhibit "B-3"

GULLEY & ASSOCIATES, INC.
 7705 S. LOOP E. SUITE 1000, DALLAS, TEXAS 75216
 (214) 644-2222

DRAWN BY: G&A/ARC

APPROVED: G&A

DATE: 06/04/13

SCALE: 1"=100'

Notes:

- 1) Bearings And Coordinates Are Based On The Texas Coordinate System, South Central Zone, NAD 83 In Feet.
- 2) Description Attached.

PARCEL I
 Total Feet: 6,093.9'
 Total Rods: 369.33

PARCEL II (SURFACE SITE)
 Total Sq. Ft.: 1,500 Sq. Ft.
 Total Acres: 0.0344 Acres

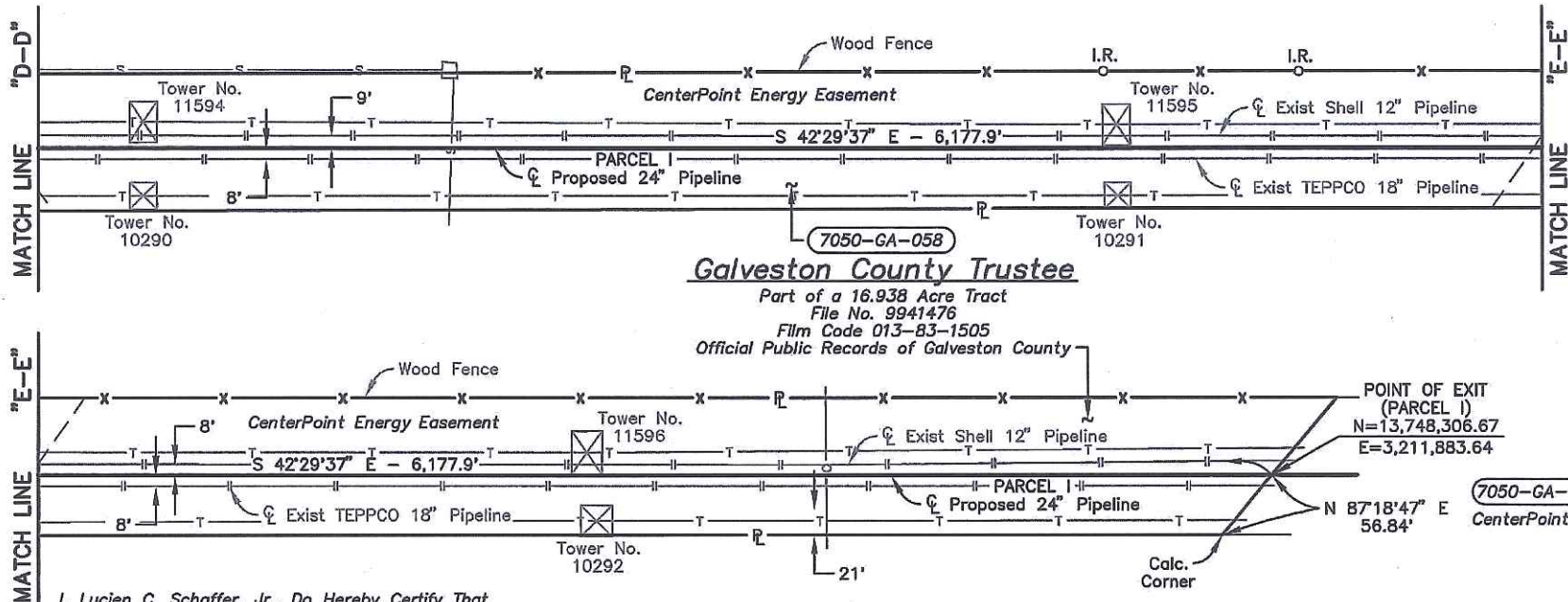
BRIDGETEX PIPELINE COMPANY, LLC

PROPOSED 24" PIPELINE ACROSS
GALVESTON COUNTY TRUSTEE
 GALVESTON COUNTY, TEXAS

7050-RE-2092

GALVESTON COUNTY, TEXAS

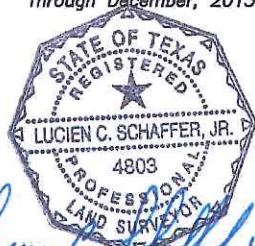
STEPHEN F. AUSTIN SURVEY, A-3



Galveston County Trustee

Part of a 16.938 Acre Tract
File No. 9941476
Film Code 013-83-1505
Official Public Records of Galveston County

I, Lucien C. Schaffer, Jr., Do Hereby Certify That
This Plat Reflects a Survey Made On the Ground
Under my Supervision During November, 2012
Through December, 2013.



Lucien C. Schaffer, Jr.
Registered Professional Land Surveyor No. 4803

Exhibit "B-3"

GULLEY & ASSOCIATES, INC. <small>7705 E. LOOP E. SUITE 1000, HOUSTON, TEXAS 77061 (713) 564-0000</small>	
DRAWN BY:	G&A/ARC
APPROVED:	G&A
DATE:	06/04/13
SCALE:	1"=100'

Notes:

- 1) Bearings And Coordinates Are Based On The Texas Coordinate System, South Central Zone, NAD 83 In Feet.
- 2) Description Attached.

PARCEL I
Total Feet: 6,093.9'
Total Rods: 369.33

PARCEL II (SURFACE SITE)
Total Sq. Ft.: 1,500 Sq. Ft.
Total Acres: 0.0344 Acres

BRIDGETEX PIPELINE COMPANY, LLC

PROPOSED 24" PIPELINE ACROSS GALVESTON COUNTY TRUSTEE		7050-RE-2092
GALVESTON	COUNTY,	TEXAS