

**ENCROACHMENT
AGREEMENT
(LANDOWNER)**

ENCROACHMENT AGREEMENT

Tract: 202-600-0044

County: Fort Bend

State: Texas

THIS AGREEMENT is made and entered into this 5TH day of October, 2015 by and between **Kinder Morgan Tejas Pipeline LLC**, a Delaware limited liability company (the "Company"), with an office at 1001 Louisiana St., Suite 1000, Houston, Texas 77002, and **Fort Bend County** (the "Owner") whose address is 401 Jackson Street, Richmond, Texas 77469. Company and Owner may be individually referred to in this Agreement as a "Party" and collectively as the "Parties".

WHEREAS, Pan American Gas Company entered into a certain Right of Way Agreement (the "Company Easement") executed on July 24, 1967 and recorded on August 9, 1967 at Volume 490, Page 482 of the records of the Fort Bend County Recorder, and;

WHEREAS, Company is successor to Pan American Gas Company and to the above-referenced Right of Way Agreement, and;

WHEREAS, Company operates certain pipeline and pipeline related facilities (the "Company Facilities") under, upon, over, through and across the Company Easement, and;

WHEREAS, Owner owns all or a portion of the property (the "Parcel"), which is subject to the Company Easement, described as follows:

Grand Vista Springs Blvd. in Section 3 of the Fort Bend County MUD No. 30, and;

WHEREAS, Company is hereby willing, at the request of Owner, to allow Owner to construct, own, operate, maintain, use and remove at Owner's sole risk and expense, Grand Vista Springs Blvd. (the "Encroachment") on the Parcel within the Company Easement at the location or locations designated in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE in consideration of the mutual covenants herein stated, Company and Owner agree as follows:

1. Company agrees to allow the construction, ownership, operation, maintenance, usage and removal of the Encroachment within the Company Easement, but only insofar as the Encroachment affects the Company Easement within the Parcel. The permission granted herein is limited exclusively to the Encroachment.
2. Except as specifically set forth in Exhibit "A",
 - a. Owner shall construct, own, operate, maintain, use and remove the Encroachment in accordance with Company's O&M Procedure 204 OM200-29 titled "Guidelines for Design and Construction near Kinder Morgan Operated Facilities," which is attached hereto as Exhibit "B" and made a part hereof. **A Company representative shall be on-site to monitor any construction activities within twenty-five (25) feet of Company Facilities. Owner shall notify Company at 281-886-1803 at least seventy-two (72) hours prior to commencing any construction activities.**
 - b. Owner shall not reduce the depth of cover on, or permit such alteration anywhere on, or alter the drainage of the Company Easement without Company's prior written consent, which Company may withhold or condition in its reasonable discretion. Owner shall be solely responsible for, and shall

bear the expense of repairs attributable to, in Company's sole opinion, any loss of subjacent or lateral support to the Company Easement and/or Company Facilities caused by the Encroachment.

- c. Owner shall not construct any permanent structure, building, or obstruction within the Company Easement, other than the above-referenced authorized encroachment, without Company's prior written consent, which Company may withhold or condition in its reasonable discretion.
 - d. Owner shall not plant shrubs or trees within the Company Easement, other than the above-referenced encroachment, without Company's prior written consent, which Company may withhold or condition in its reasonable discretion.
 - e. Owner shall not operate or permit the operation of any heavy equipment on the Company Easement without Company's prior written consent, which Company may withhold or condition in its reasonable discretion. Heavy equipment shall only be allowed to cross Company Facilities at locations designated by Company. Owner shall comply with all precautionary measures required by Company to protect Company Facilities and the Company Easement.
 - f. Owner shall not replace or modify the Encroachment without Company's prior written consent, which Company may withhold or condition in its reasonable discretion.
3. Owner shall be solely responsible for the construction, ownership, operation, maintenance, use, and removal of the Encroachment and for any and all expenses incurred by Company and/or damage to Company Facilities and/or the Company Easement as a result, in Company's sole opinion, of Owner's exercise of its rights under this Agreement. Owner shall, upon demand by Company, reimburse Company fully for any such expense or damage.
 4. Should Company's construction, reconstruction, operation, maintenance, alteration, repair, replacement, removal, addition, or changing the size of any of its Company Facilities within the Company Easement in any way, shape, manner, or form, in Company's reasonable opinion, affect, damage, or cause to be removed the Encroachment, or any portion thereof, Owner agrees to bear all costs to repair or replace the Encroachment, including any costs and expenses associated with the loss of the use of the Encroachment as a result of Company's activities.
 5. In the event Company shall, at any time, desire or be required to construct, reconstruct or alter the grade or location of its pipeline(s) or other facility upon the Company Easement; or in the event Company shall, at any time, desire to construct additional pipelines, appurtenances or other facilities upon the Company Easement; and if, in the judgment of Company, it is necessary that the Encroachment shall be relocated or altered in any way; or if for any other reason, Company deems it necessary for Owner to relocate or alter the Encroachment, Company shall notify Owner of the necessity for such relocation and use reasonable efforts to minimize the distance of said relocation and Owner shall alter or relocate the Encroachment, at its sole cost and expense, within thirty (30) days of receipt of said notification, as shall be deemed necessary in the judgment of Company. In the event of such alteration or relocation, Owner agrees to restore the Company Easement as nearly as practicable to its original condition. If Owner shall fail to comply with any such request of Company to alter or relocate the Encroachment, Company shall have the right to alter or relocate the Encroachment at Owner's sole risk and expense.
 6. Should Owner remove the Encroachment, in its entirety, from the Company Easement for a term of one hundred twenty (120) consecutive days, this Agreement shall be deemed null and void.
 7. Should Owner fail to adhere to the provisions of this Agreement, Company may have no adequate remedy at law and Owner agrees that monetary damages may not be sufficient. Owner, therefore, consents to Company seeking injunctive relief or an emergency order to enforce the provisions, or prevent breach of, this Agreement without the necessity to post a bond.

8. Nothing contained herein shall be deemed to constitute any warranty or representation by Company as to its authority to permit the Encroachment upon the Parcel as proposed by Owner, except regarding Company's rights as set forth in the Company Easement that may restrict the Encroachment.
9. If any part, term or provision of this Agreement is, by a court of competent jurisdiction or regulatory authority having jurisdiction over the Parcel, held to be illegal, void or unenforceable, or to be in conflict with the law of the state which the Parcel lies, the validity of the remaining provisions or portion hereof shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if this Agreement did not contain the particular part, term, or provision held to be invalid.
10. Except as specifically herein described, all of the terms and conditions of the Company Easement shall remain in full force and effect.
11. The terms and conditions of this Agreement shall be binding on the Parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the Parties hereunto subscribed their names as of the date first above written.

FORT BEND COUNTY

Signature

Name

KINDER MORGAN TEJAS PIPELINE LLC



Signature

Johnny McGee

Name

VICE PRESIDENT

Title

JKM

THE STATE OF TEXAS

§
§
§

COUNTY OF FORT BEND

This instrument was acknowledged before me on this the _____ day of October, 2015, by _____ (name or names).

{Seal}

Commission Expires

Notary Public

THE STATE OF TEXAS

§
§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this the 5TH day of October, 2015, by

JOHNNY MCGEE, as Vice President of Kinder Morgan Tejas Pipeline LLC.

{Seal}



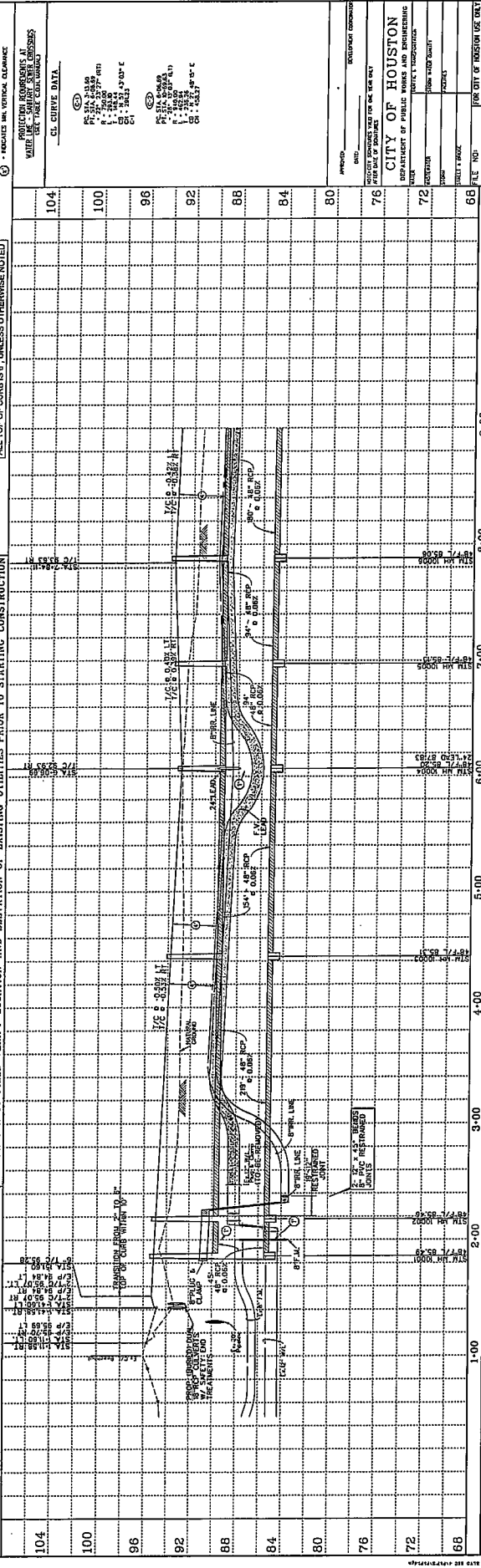
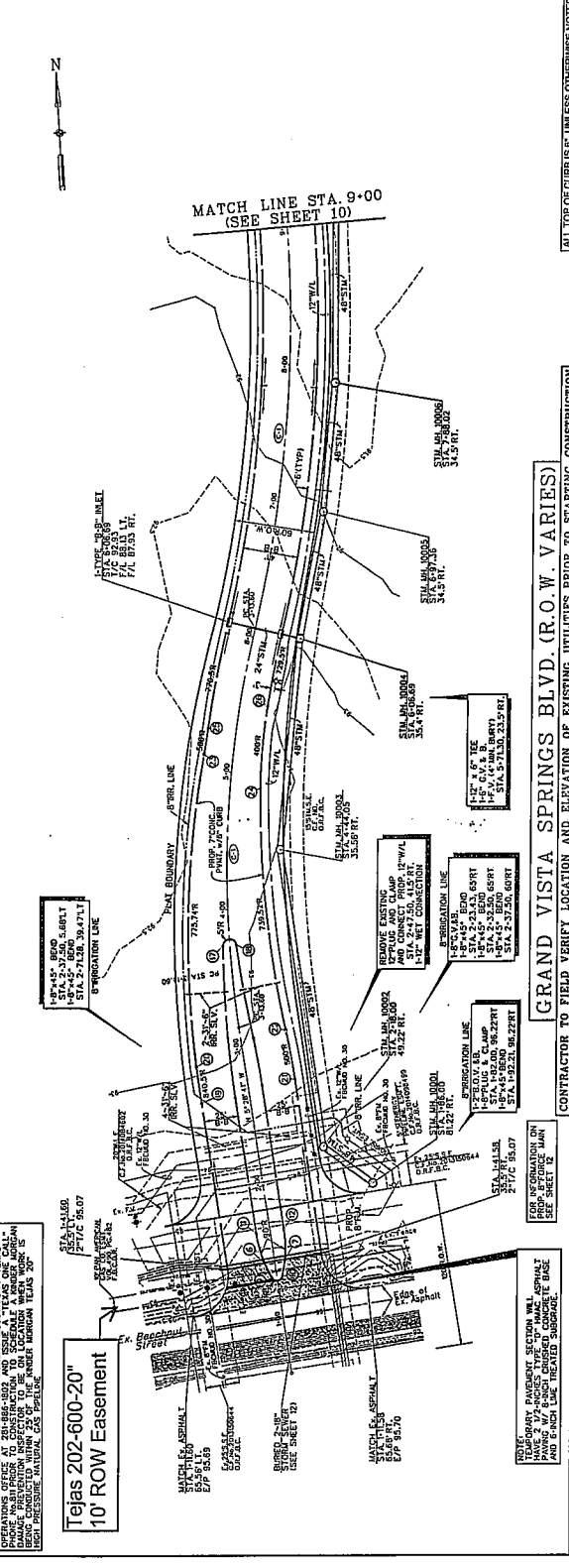
Fred M Taylor Jr
Notary Public

CONTRACTOR TO NOTIFY THE BUREAU OF PUBLIC SAFETY, TEXAS DEPARTMENT OF TRANSPORTATION, AND LOCAL LAW ENFORCEMENT AGENCIES AT 24 HOURS PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PAVEMENT INFORMATION

STATION	THICKNESS	TYPE
1	1.50	ASPHALT
2	1.50	ASPHALT
3	1.50	ASPHALT
4	1.50	ASPHALT
5	1.50	ASPHALT
6	1.50	ASPHALT
7	1.50	ASPHALT
8	1.50	ASPHALT
9	1.50	ASPHALT
10	1.50	ASPHALT
11	1.50	ASPHALT
12	1.50	ASPHALT
13	1.50	ASPHALT
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28	1.50	ASPHALT
29	1.50	ASPHALT
30	1.50	ASPHALT
31	1.50	ASPHALT
32	1.50	ASPHALT
33	1.50	ASPHALT
34	1.50	ASPHALT
35	1.50	ASPHALT
36	1.50	ASPHALT

NOTES:
 1. UNLESS OTHERWISE NOTED, ALL STORM SEWERS SHALL BE 15" DIA. CONCRETE PIPE, 2' DIA. MANHOLE, AND 2' DIA. INLET. ALL STORM SEWERS SHALL BE 15" DIA. CONCRETE PIPE, 2' DIA. MANHOLE, AND 2' DIA. INLET.
 2. ALL CURBS SHALL BE 2' HIGH CONCRETE. ALL CURBS SHALL BE 2' HIGH CONCRETE.
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 4. ALL CURBS SHALL BE 2' HIGH CONCRETE. ALL CURBS SHALL BE 2' HIGH CONCRETE.



LEGEND

PROVISION FOR CURBS AT VERTICAL CURVES

CL CURVE DATA

DATE: 10/15/15

PROJECT: GRAND VISTA SPRINGS BLVD.

CITY OF HOUSTON

DEPARTMENT OF PUBLIC WORKS

FILE NO. 108 NO. 201502-022

FOR CITY OF HOUSTON USE ONLY

DRAWING SCALE: HORIZ. 1" = 40', VERT. 1" = 4'

SHEET NO. 9 OF 23

DESIGNED BY: [Blank]

DRAWN BY: [Blank]

CHECKED BY: [Blank]

DATE: [Blank]

PORT BEND COUNTY MUD No. 30
 GRAND VISTA SPRINGS BLVD., SECTION 2
 PLAN AND PROFILE
 GRAND VISTA SPRINGS BLVD.
 STA. 0+00 TO 9+00

Costello

Engineering and Surveying
 9990 Richmond Avenue, Suite 450
 North Building
 Houston, Texas 77042
 (713) 785-7788 (713) 785-5580, Fax
 TEXAS PE BOARD FIRM
 REGISTRATION No. 280



Guidelines for Design and Construction near Kinder Morgan Operated Facilities

Name of Company: Kinder Morgan Tejas Pipeline LLC
(Kinder Morgan)

The list of design, construction and contractor requirements, including but not limited to the following, for the design and installation of foreign utilities or improvements on KM right-of-way (ROW) are not intended nor do they waive or modify any rights KM may have under existing easements or ROW agreements. Reference existing easements and amendments for additional requirements. This list of requirements is applicable for KM facilities on easements only. Encroachments on fee property should be referred to the Land and Right-of-Way Department.

Design

- ♦ KM shall be provided sufficient prior notice of planned activities involving excavation, blasting, or any type of construction on KM's ROW to determine and resolve any location, grade or encroachment problems and provide protection of our facilities and the public **before** the actual work is to take place.
- ♦ Encroaching entity shall provide KM with a set of drawings for review and a set of final construction drawings showing all aspects of the proposed facilities in the vicinity of KM's ROW. The encroaching entity shall also provide a set of as-built drawings showing the proposed facilities in the vicinity of KM's ROW.
- ♦ Only facilities shown on drawings reviewed by **Kinder Morgan** (Company) will be approved for installation on KM's ROW. All drawing revisions that effect facilities proposed to be placed on KM's ROW must be approved by KM in writing.
- ♦ KM shall approve the design of all permanent road crossings.
- ♦ Encroaching entity shall, at the discretion of the Kinder Morgan, Inc., incorporate Heath ATI "sniffer" Gas Detection Units in the design of paved areas or "Green Belt" areas of KM ROW. The units shall be installed per KM Standard **TYP-V-0100-B010**.
- ♦ Any repair to surface facilities following future pipeline maintenance or repair work by KM will be at the expense of the developer or landowner.
- ♦ The depth of cover over the KM pipelines shall not be reduced nor drainage altered without KM's written approval.
- ♦ Construction of any permanent structure, building(s) or obstructions within KM pipeline easement is **not** permitted.
- ♦ Planting of shrubs and trees is not permitted on KM pipeline easement.
- ♦ Irrigation equipment i.e. backflow prevent devices, meters, valves, valve boxes, etc. shall not be located on KM easement.
- ♦ Foreign line, gas, water, electric and sewer lines, etc., may cross perpendicular to KM's pipeline within the ROW, provided that a minimum of two (2) feet of vertical clearance is maintained between KM pipeline(s) and the foreign pipeline. Constant line elevations must be maintained across KM's entire ROW width, gravity drain lines are the only exception. Foreign line crossings below the KM pipeline must be evaluated by KM to ensure that a significant length of the KM line is not exposed and unsupported during construction. When installing underground utilities, the last line should be placed beneath all existing lines unless it is impractical or unreasonable to do so. Foreign line crossings above the KM pipeline with less than 2 feet of clearance must be evaluated by KM to ensure that additional support is not necessary to prevent settling on top of the KM natural gas pipeline.
- ♦ A foreign pipeline shall cross KM facilities at as near a ninety-degree angle as possible. A foreign pipeline shall not run parallel to KM pipeline within KM easement without written permission of KM.
- ♦ The foreign utility should be advised that KM maintains cathodic protection on their pipelines. The foreign utility must coordinate their cathodic protection system with KM's. At the request of KM, foreign utilities shall install (or allow to be installed) cathodic protection test leads at all crossings for the purposes of monitoring cathodic protection. The KM Cathodic Protection (CP) technician and the foreign utility CP technician shall perform post construction CP interference testing. Interference issues shall be resolved by mutual agreement between foreign utility and KM. All costs associated



Guidelines for Design and Construction near Kinder Morgan Operated Facilities

with the correction of cathodic protection problems on KM pipeline as a result of the foreign utility crossing shall be borne by the foreign utility for a period of one year from date the foreign utility is put in service.

- ♦ The metallic foreign line shall be coated with a suitable pipe coating for a distance of at least 10 feet on either side of the crossing unless otherwise requested by the KM CP Technician.
- ♦ AC Electrical lines must be installed in conduit and properly insulated.
- ♦ DOT approved pipeline markers shall be installed so as to indicate the route of the foreign pipeline across the KM ROW.
- ♦ No power poles, light standards, etc. shall be installed on KM easement.

Construction

- ♦ Contractors shall be advised of KM's requirements and be contractually obligated to comply.
- ♦ The continued integrity of KM's pipelines and the safety of all individuals in the area of proposed work near KM's facilities are of the utmost importance. Therefore, contractor must meet with KM representatives prior to construction to provide and receive notification listings for appropriate area operations and emergency personnel. **KM's on-site representative will require discontinuation of any work that, in his opinion, endangers the operations or safety of personnel, pipelines or facilities.**
- ♦ The Contractor must expose all KM transmission and distribution lines prior to crossing to determine the exact alignment and depth of the lines. A KM representative must be present. In the event of parallel lines, only one pipeline can be exposed at a time.
- ♦ KM will not allow pipelines to remain exposed overnight without consent of KM designated representative. Contractor may be required to backfill pipelines at the end of each day.
- ♦ A KM representative shall do all line locating. A KM representative shall be present for hydraulic excavation. The use of probing rods for pipeline locating shall be performed by KM representatives only, to prevent unnecessary damage to the pipeline coating.
- ♦ Notification shall be given to KM at least 72 hours before start of construction. A schedule of activities for the duration of the project must be made available at that time to facilitate the scheduling of Kinder Morgan, Inc.'s work site representative. Any Contractor schedule changes shall be provided to Kinder Morgan, Inc. immediately.
- ♦ Heavy equipment will not be allowed to operate directly over KM pipelines or in KM ROW unless written approval is obtained from **Kinder Morgan** (Company). Heavy equipment shall only be allowed to cross KM pipelines at locations designated by Kinder Morgan, Inc. Contractor shall comply with all precautionary measures required by KM to protect its pipelines. When inclement weather exists, provisions must be made to compensate for soil displacement due to subsidence of tires.
- ♦ Excavating or grading which might result in erosion or which could render the KM ROW inaccessible shall not be permitted unless the contractor/developer/owner agrees to restore the area to its original condition and provide protection to KM's facility.
- ♦ A KM representative shall be on-site to monitor any construction activities within twenty-five (25) feet of a KM pipeline or aboveground appurtenance. The contractor **shall not** work within this distance without a KM representative being on site. Only hand excavation shall be permitted within a minimum of 18 inches (refer to state specific rules/regulations regarding any additional clearance requirements) of KM pipelines, valves and fittings. However, proceed with extreme caution when within three (3) feet of the pipe.
- ♦ Ripping is only allowed when the position of the pipe is known and not within ten (10) feet of KM facility unless company representative is present.
- ♦ Temporary support of any exposed KM pipeline by Contractor may be necessary if required by KM's on-site representative. Backfill below the exposed lines and 12" above the lines shall be replaced with sand or other selected material as approved by KM's on-site representative and thoroughly compacted in 12" lifts to 95% of standard proctor dry density minimum or as approved by KM's on-site representative. This is to adequately protect against stresses that may be caused by the settling of the pipeline.



Guidelines for Design and Construction near Kinder Morgan Operated Facilities

- No blasting shall be allowed within 1000 feet of KM's facilities unless blasting notification is given to KM including complete Blasting Plan Data. A pre-blast meeting shall be conducted by the organization responsible for blasting. KM shall be indemnified and held harmless from any loss, cost of liability for personal injuries received, death caused or property damage suffered or sustained by any person resulting from any blasting operations undertaken within 500 feet of its facilities. The organization responsible for blasting shall be liable for any and all damages caused to KM's facilities as a result of their activities whether or not KM representatives are present. KM shall have a signed and executed Blasting Indemnification Agreement before authorized permission to blast can be given.

No blasting shall be allowed within 300 feet of KM's facilities unless blasting notification is given to KM a minimum of one week before blasting. *(note: covered above)* KM shall review and analyze the blasting methods. A written blasting plan shall be provided by the organization responsible for blasting and agreed to in writing by KM in addition to meeting requirements for 500' and 1000' being met above. A written emergency plan shall be provided by the organization responsible for blasting. *(note: covered above)*

- **Any** contact with any KM facility, pipeline, valve set, etc. shall be reported immediately to KM. If repairs to the pipe are necessary, they will be made and inspected before the section is re-coated and the line is back-filled.
- KM personnel shall install all test leads on KM facilities.
- Burning of trash, brush, etc. is not permitted within the KM ROW.

Insurance Requirements

- All contractors, and their subcontractors, working on Company easements shall maintain the following types of insurance policies and minimum limits of coverage. All insurance certificates carried by Contractor and Grantee shall include the following statement: "Kinder Morgan and its affiliated or subsidiary companies are named as additional insured on all above policies (except Worker's Compensation) and waiver of subrogation in favor of Kinder Morgan and its affiliated or subsidiary companies, their respective directors, officers, agents and employees applies as required by written contract." **Contractor shall furnish Certificates of Insurance evidencing insurance coverage prior to commencement of work and shall provide thirty (30) days notice prior to the termination or cancellation of any policy.**
1. Statutory Coverage Workers' Compensation Insurance in accordance with the laws of the states where the work is to be performed. If Contractor performs work on the adjacent on navigable waterways Contractor shall furnish a certificate of insurance showing compliance with the provisions of the Federal Longshoreman's and Harbor Workers' Compensation Law.
 2. Employer's Liability Insurance, with limits of not less than **\$1,000,000** per occurrence and **\$1,000,000** disease each employee.
 3. Commercial General Liability Insurance with a combined single limit of not less than **\$2,000,000** per occurrence and in the aggregate. All policies shall include coverage for blanket contractual liability assumed.
 4. Comprehensive Automobile Liability Insurance with a combined single limit of not less than **\$1,000,000**. If necessary, the policy shall be endorsed to provide contractual liability coverage.
 5. If necessary Comprehensive Aircraft Liability Insurance with combined bodily injury, including passengers, and property damage liability single limits of not less than **\$5,000,000** each occurrence.
 6. Contractor's Pollution Liability Insurance this coverage shall be maintained in force for the full period of this agreement with available limits of not less than **\$2,000,000** per occurrence.
 7. Pollution Legal Liability Insurance this coverage must be maintained in a minimum amount of **\$5,000,000** per occurrence.