

April 17, 2025

Via Email

Harris County
Office of the County Engineer
1111 Fannin Street, 11th Floor
Houston, Texas 77002
Attn: Ibraheem Ali
Email: Ibraheem.Ali@harriscountytexas.gov

RE: 24RPD0226 - LETTER AGREEMENT on Proposed Construction of Improvements, to be performed by or on behalf of Harris County, a political subdivision of the State of Texas (herein the "County"), within the Pine Trails Subdivision located in Houston, Harris County, Texas (herein the "Subdivision") that will affect a pipeline easement currently owned by Yoakum Pipeline LLC, 1488 Dagg Road, Yoakum, Texas 77995, a Texas limited liability company ("Yoakum Pipeline LLC" and, together with the County, hereinafter referred to individually as "the Party," or the pipeline company and the County mutually as the "Parties")

Dear Sir:

Yoakum Pipeline LLC is the successor-in-interest of the grantee under one or more pipeline easements and/or right-of-way agreements as listed on **Schedule 1** attached hereto (collectively, the "Easement") covering a strip of land located in Harris County, Texas (the "Easement Area"). The pipeline listed in the below chart, as identified in the records of the Railroad Commission of Texas (the "Pipeline"), is owned by Yoakum Pipeline LLC, and is located within the Easement Area:

Organization	Organization ID	Org P5 Number	Unit ID	Regulated Entity ID	System Name	T4 Permit
Originally Owned & Decommissioned By Koch Pipeline	Sold to H & W Purchased by Yoakum PL	473732	N/A	N/A	Silsbee System, 12"	91400

With mutual agreement of the Parties, and subject to provisions within the above recited Easement the County intends to construct certain improvements within the Subdivision, as more particularly described on **Schedule 2** attached hereto (the "Improvements"), which are expected to overlap with the Easement Area and affect the Pipelines, therefore, the County has requested that Yoakum Pipeline LLC, consent to the construction of the Improvements within the Easement Area (the "Construction"). In consideration of the foregoing, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound hereby, the Parties agree as follows:

1. Yoakum Pipeline LLC, consents to the Construction being performed by or on behalf of the County, subject to the terms and conditions of this Letter Agreement.
2. The County has obtained all necessary consents and approvals from landowners and other third parties necessary to complete the Construction. The Construction shall be completed in a reasonable amount of time, subject to extension due to force majeure. The County, at its sole cost and expense, shall maintain, repair, and if necessary, replace the Improvements. To the extent the Construction interferes, or

is reasonably expected to interfere, with any Pipelines, the County, at its sole cost and expense, shall reroute said Pipelines within the Easement Area in an efficient manner and use commercially reasonable efforts to avoid any unnecessary delays or extended periods of interference.

3. To the extent the County or any of its agents, representatives or contractors causes a hazardous condition or otherwise exacerbates, aggravates or accelerates a pre-existing condition on, under, within or otherwise affecting the Easement Area or nearby property, the County shall immediately notify Yoakum Pipeline LLC, and, at the County's sole cost and expense, the County shall promptly remediate the hazardous condition in compliance with applicable environmental laws. 3.

4. The Parties acknowledge and agree that the Easements remain in full force and effect and that Yoakum Pipeline LLC, retains all rights, title and interest as granted thereunder, including without limitation the right to construct, install, maintain, operate, remove, replace, and abandon pipelines within the Easement Area, whether now or hereafter existing; provided, however, that any future pipelines constructed or installed by or on behalf of Yoakum Pipeline LLC, within the Easement Area shall not materially interfere with the Improvements.

5. The waiver by either Party of a breach or violation of any provision of this letter agreement shall not be construed as a waiver of any subsequent breach or violation. None of the provisions of this Letter Agreement shall be considered as waived by either Party unless the same is done in writing and signed by a duly authorized officer of the waiving Party.

6. In the event of a breach or violation of this letter agreement that results in a legal proceeding, the prevailing Party shall be entitled to reimbursement of its reasonable attorneys' fees and court costs from the non-prevailing Party.

7. This Letter Agreement shall be governed by, interpreted under, construed and enforced in accordance with the laws of the State of Texas, without regard to conflicts of laws principles.

8. This Letter Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute but one and the same instrument. Executed copies of this letter agreement may be delivered between the Parties via e-mail.

[Signature Pages Follow]

Please feel free to contact us if you have any questions or concerns. Thank you for your time and attention to this matter.

WITNESSES:

Kayla Boening
Riley J. Boening

YOAKUM PIPELINE LLC,
a Texas limited liability company

By: Gary Boening
Name: Gary Boening
Title: Owner

ACKNOWLEDGMENT

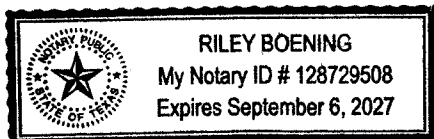
STATE OF TEXAS

§

COUNTY OF

DEWITT

BEFORE ME, the undersigned Notary Public, on this 17 day of APRIL, 2025 personally appeared, GARY BOENING, OWNER of Yoakum Pipeline LLC, a Texas limited liability company, known to be the person described in and who, representing that he/she has full authorization to do so, executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed on behalf of said entity.



Riley J. Boening
Notary Public
My commission expires: 9-6-2027

WITNESSES:

COUNTY:

[HARRIS COUNTY],

a [political subdivision of the State of Texas]

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF HARRIS §

BEFORE ME, the undersigned Notary Public, on this ____ day of _____, 202__ personally appeared, _____ of [Harris County], a [political subdivision of the State of Texas], known to be the person described in and who, representing that he/she has full authorization to do so, executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed on behalf of said entity.

Notary Public

My commission expires: _____

SCHEDULE 1

EASEMENTS

Grantor	Grantee	Date	Vol./Pg
Isabel J. Moyle, Administratrix of the Estate of J. C. Moyle	Sinclair Texas Pipeline Company	5/20/1931	Vol. 341 / Pg. 153

SCHEDULE 2

IMPROVEMENTS

HARRIS COUNTY ENGINEERING DEPARTMENT

PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS
- 2018 PHASE 1 AND PHASE 6

UPIN NO. 19101MF14202

HARRIS COUNTY ROAD LOG NUMBERS

0202401 (EDENGLLEN DRIVE), 0203202 (FLAIR DRIVE),0203801 (LARCHBROOK DRIVE), 0205201 (KEMROCK DRIVE)
0205602 (LANSDOWN DRIVE), 0205901 (LEACREST CIRCLE), 0205901 (LEACREST COURT), 0206101 (LEACREST DRIVE)
2147701 (HOLLOW PINES COURT), 2147801 (HOLLOW PINES DRIVE), 2148201 (NORTHPORT DRIVE), 2148301 (PINEWEST COURT)
2148401 (PINEWEST DRIVE), 2931401 (WOODBEND DRIVE)

RODNEY ELLIS

COMMISSIONER

PRECINCT 1

TOM S. RAMSEY, P.E.

COMMISSIONER

PRECINCT 3

LINA HIDALGO

COUNTY JUDGE

ADRIAN GARCIA

COMMISSIONER

PRECINCT 2

LESLEY BRIONES

COMMISSIONER

PRECINCT 4

MICHAEL POST, CPA

COUNTY AUDITOR

DR. MILTON RAHMAN, P.E.

COUNTY ENGINEER

NOTICE:

CONSTRUCTION ADJACENT TO OR WITHIN HARRIS COUNTY FLOOD CONTROL DISTRICT
RIGHT-OF-WAY REQUIRES:
HCFCDD 48-HR PRE-CONSTRUCTION NOTICE
THE 48-HOUR PRE-CONSTRUCTION FORM MUST BE COMPLETED AND PROVIDED TO
HCFCDD AT DCID@HCFCDD.HCTX.NET.

NOTICE:

FOR YOUR SAFETY, YOU ARE REQUIRED BY TEXAS LAW TO CALL 811
AT LEAST 48 HOURS BEFORE YOU DIG SO THAT UNDERGROUND LINES
CAN BE MARKED. THIS SIGNATURE DOES NOT FULFILL YOUR
OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Mike Brower 08/23/24
Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not
shown). This signature not be used for conflict verification.
Signature valid for six months.

Mike Brower 08/23/24
Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This signature verifies existing underground facilities - not to be used
for conflict verification)
Signature valid for six months.

Marlon Smither 08/27/2024
Date

Approved for AT&T underground conduit facilities only.
Signature valid for one year.



August 2024
PRECINCT 2

Harris County, Texas

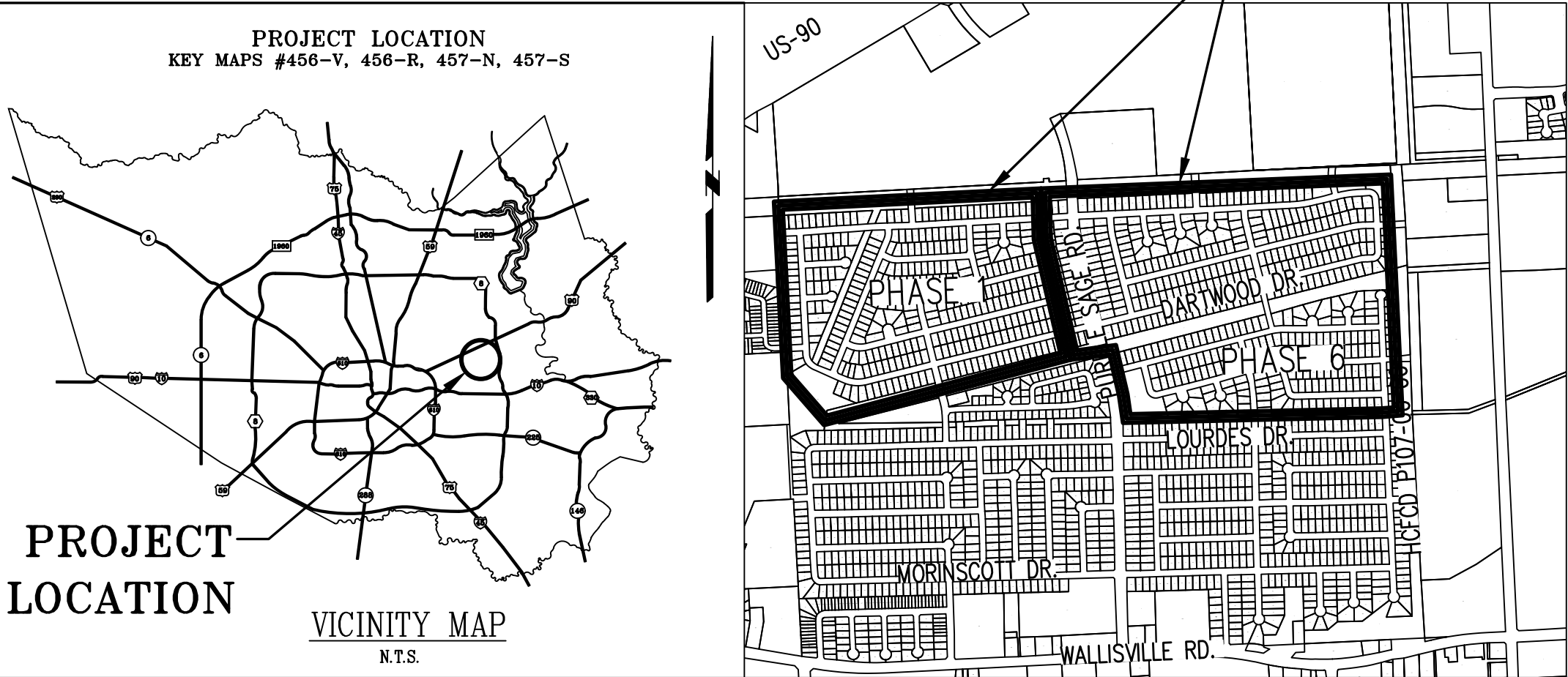


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TBPE Firm Registration No. 274
TBPLS Firm Registration No. 100467
4424 West Sam Houston Parkway North, Suite 600
Houston, Texas 77041
713.462.3242 | fax 713.462.3262
www.cobbfendley.com

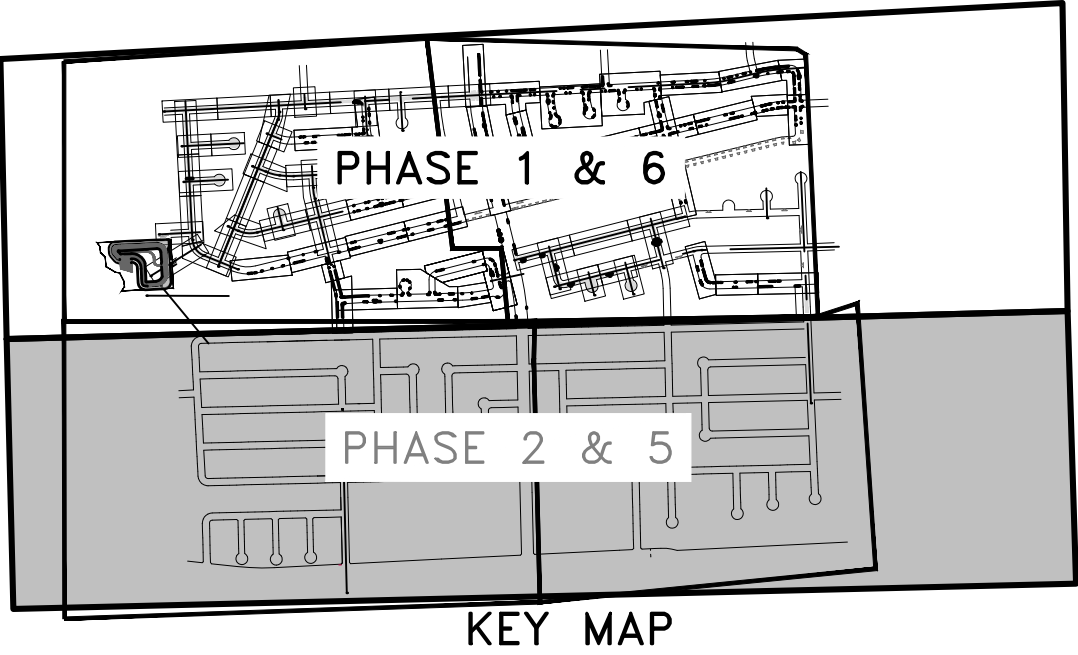
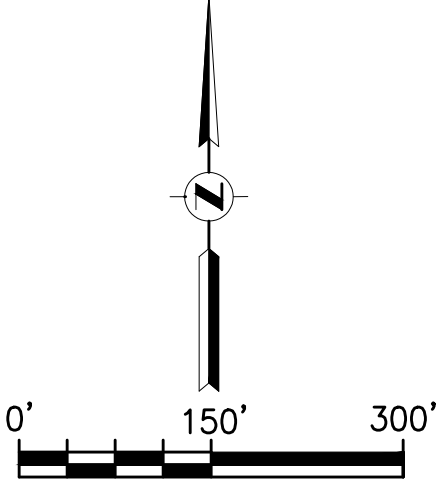
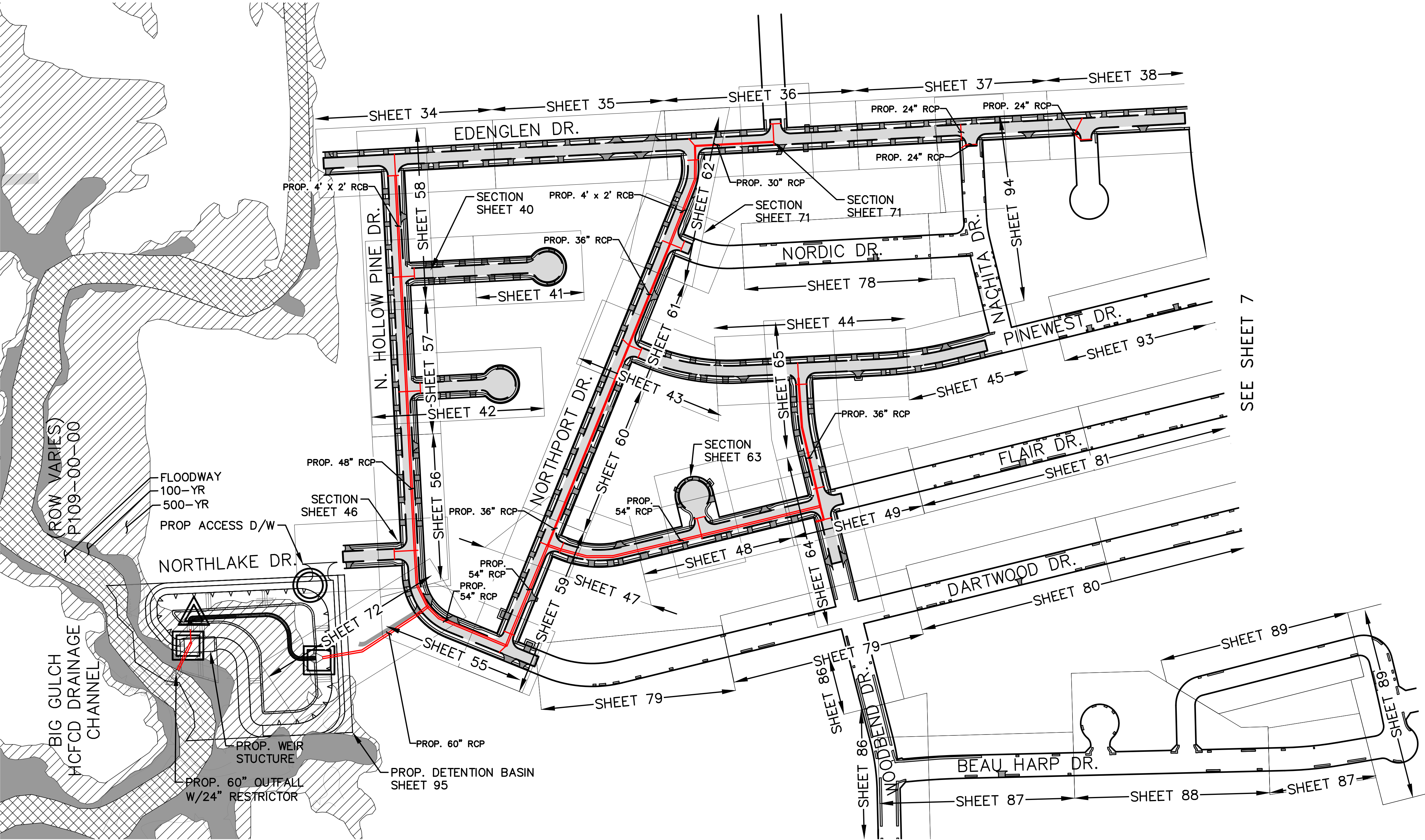
APPROVED: *[Signature]*
HCED-Permit Group
Flood Plain Management

CIVIL STANDARD PCS

D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 COVER SHEET.dwg



PHASE 1



LEGEND	
	HCFCF PROP. OUTFALL
	HCFCF ACCESS POINT
	HCFCF TRASH COLLECTION
	FEMA 100-YR FLOODPLAIN
	FEMA 500-YR FLOODPLAIN
	FEMA FLOODWAY

D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 OVERALL SHEETS_PH1.dwg

NO.	REVISIONS	DATE	NAME

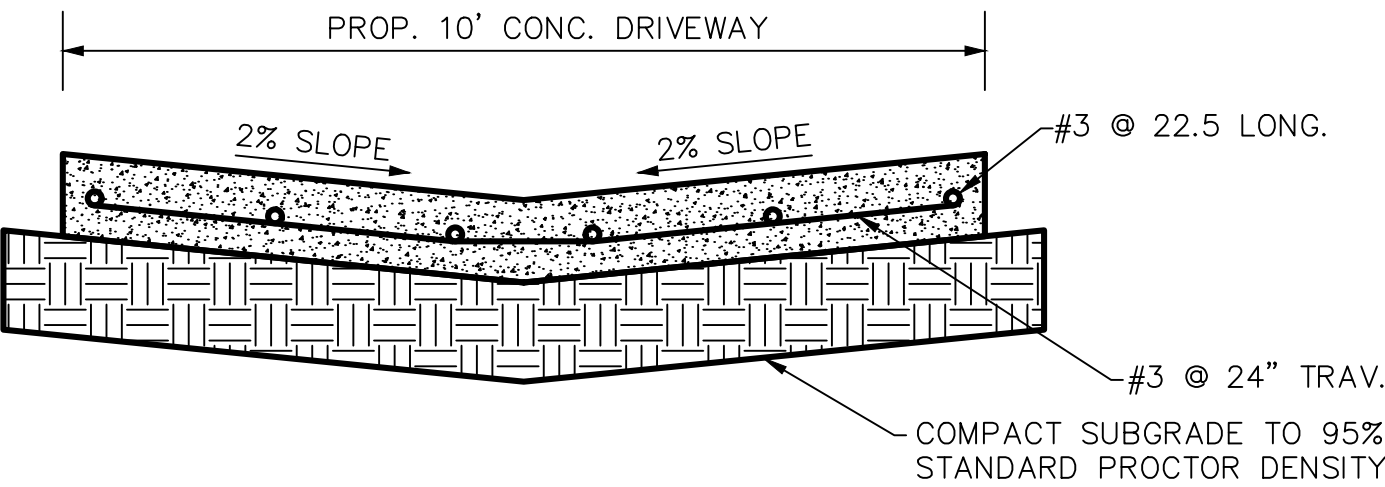
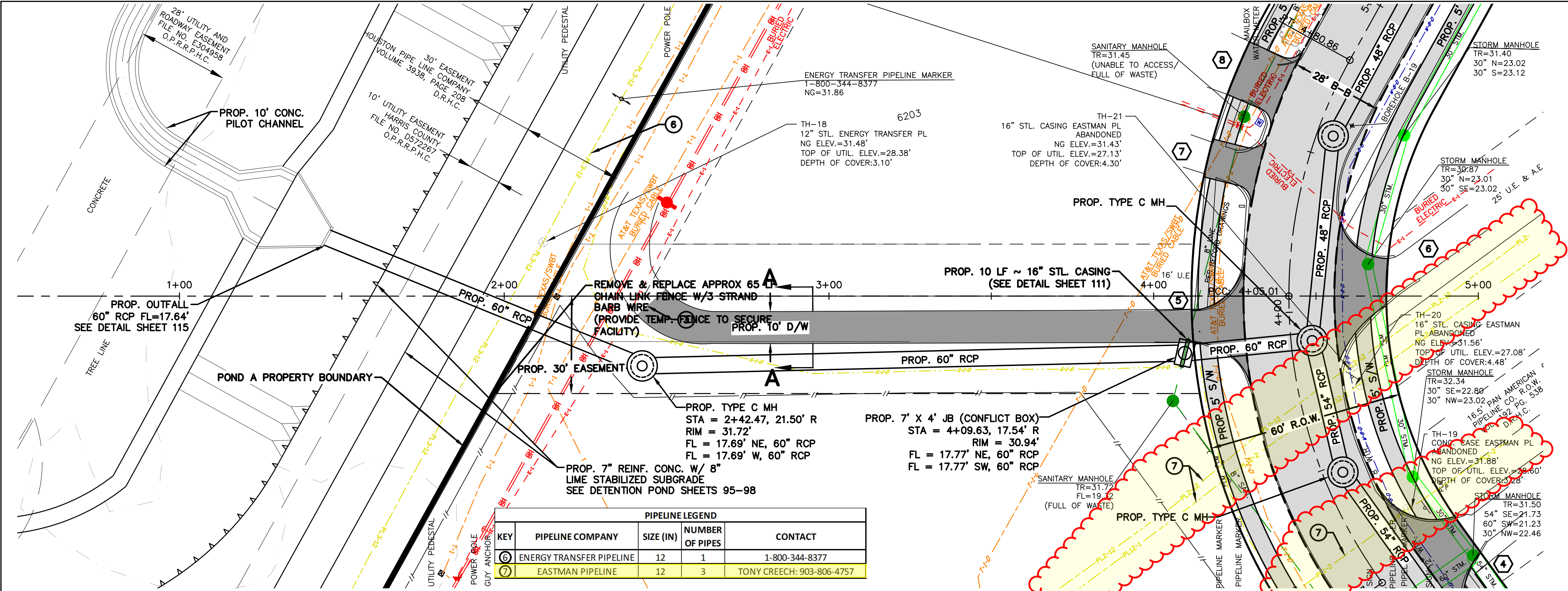
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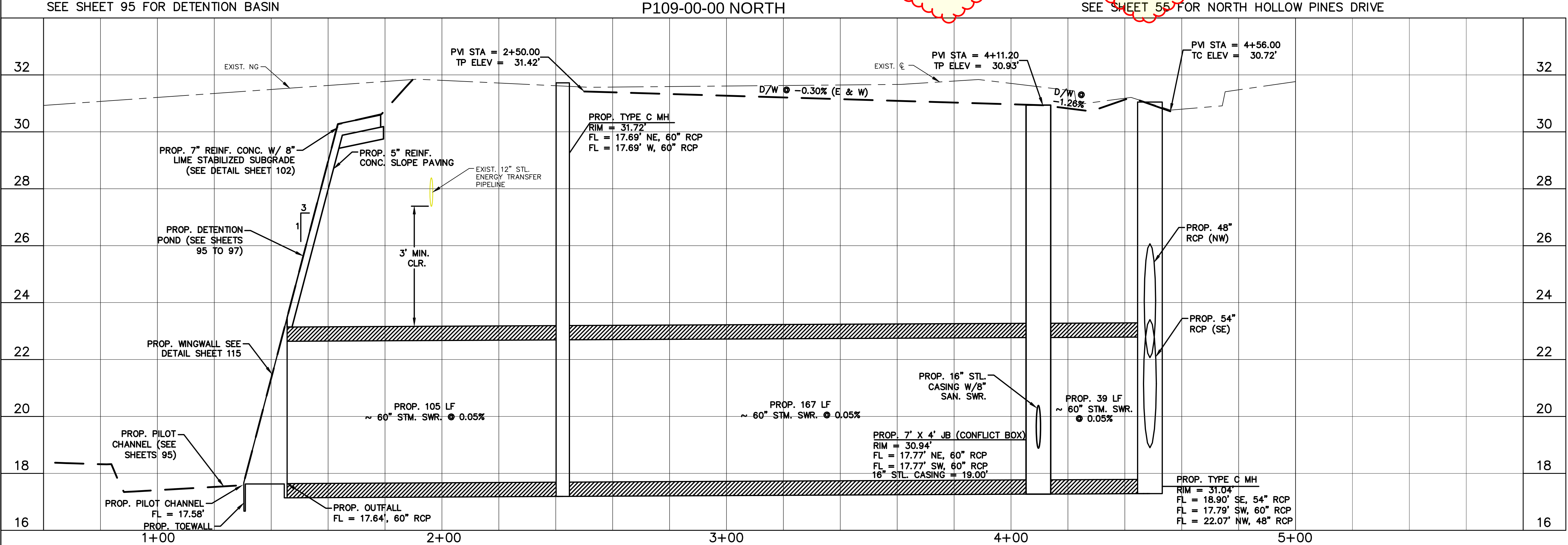


PROJECT TITLE: PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 1 AND PHASE 6			
SHEET DESCRIPTION: OVERALL MAP & ACCESS PLAN (1 OF 2)			
DRAWN BY: DC/ZC	SCALE: H: 1"=150' V: N/A		DATE: 09/13/24
CK'D BY: JMS			SHEET NO: 6 / 233



- LEGEND**
- PROPOSED DRIVEWAY LIMITS
 - PROPOSED SIDEWALK LIMITS
 - PROPOSED ROADWAY LIMITS
 - PROPOSED ROADWAY LIMITS (BY OTHERS)
 - 1 CURB RAMP, TYPE 7
 - 2 CURB RAMP, TYPE 9
 - 3 REPLACE TO JOINT, MATCH EXIST. ELEV.
 - 4 SAWCUT AND DOWEL, MATCH EXIST. ELEV.
 - 5 MATCH EXIST. PVMT. ELEV.
 - 6 TEMP. CONSTRUCTION ESMT. REQUIRED
 - # DRIVEWAY IDENTIFICATION NUMBER, SEE SHEETS 99-100.

- NOTES:**
- FOR DEMOLITION PLANS, SEE SHEETS 145 THRU 166.
 - REPLACE ALL STREET SIGNS DAMAGED DURING CONSTRUCTION.
 - REMOVE AND REINSTALL EXISTING FIRE HYDRANT. COORDINATE WITH WATER/SANITARY OWNER (AQUATX). ALL IMPACTED EXISTING FIRE HYDRANTS IN PROJECT AREA ARE TO BE REPAINTED BLACK.
 - CONTRACTOR TO MAINTAIN 1' MIN. VERT. CLR. BETWEEN PROP. WATER LINE AND PROP. STORM SEWER. WATER LINE TO BE RESTRAINED. JOINTS SHALL BE LOCATED OUTSIDE OF PAVEMENT, IF POSSIBLE.
 - PROP. WATER CROSSING EXIST. SANITARY: MAINTAIN 2' MIN. VERT. CLR. BETWEEN WATER AND SANITARY. PROVIDE WATER CASING (18' MIN.) CENTERED ON CROSSING IF WATER CROSSES UNDER SANITARY.
 - CONTRACTOR IS RESPONSIBLE FOR INSTALLING S/W TO MEET ADA COMPLIANCY. WHERE S/W CONNECTS TO BACKLOT D/W'S, S/W SHOULD BE INSTALLED TO MATCH D/W ELEVATION USING CURB RAMPS (W/O RUMBLE STRIPS) OR S/W SLOPED AT NO GREATER THAN 5% LONGITUDINALLY.



NO.	REVISIONS	DATE	NAME

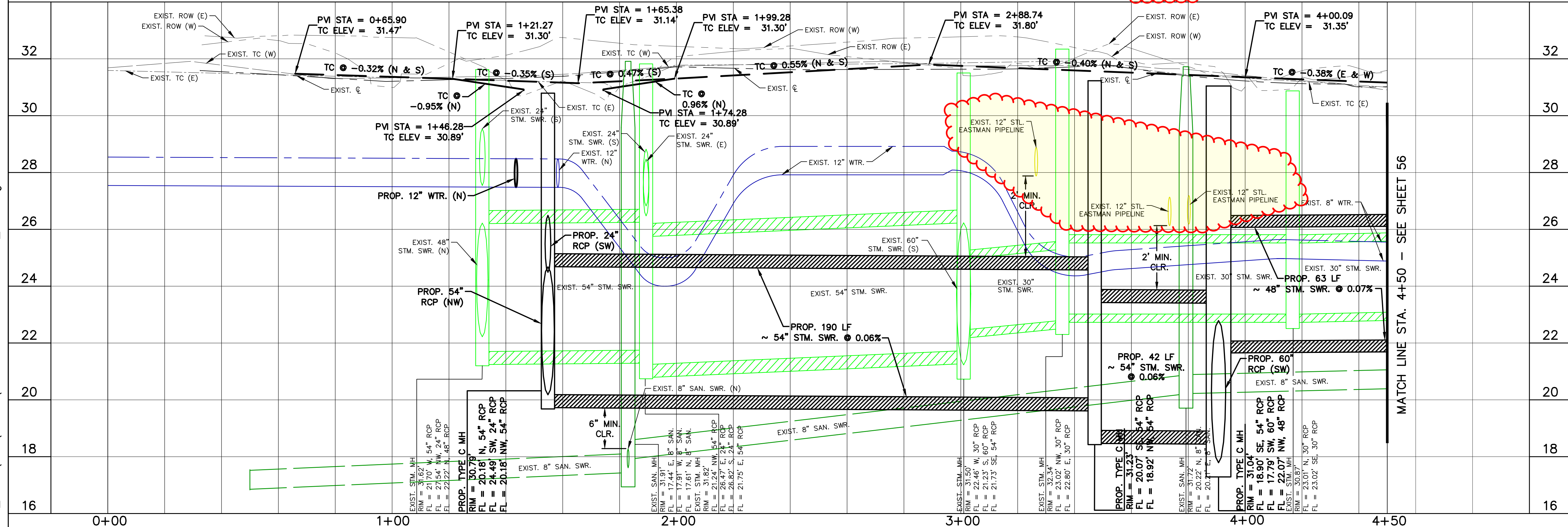
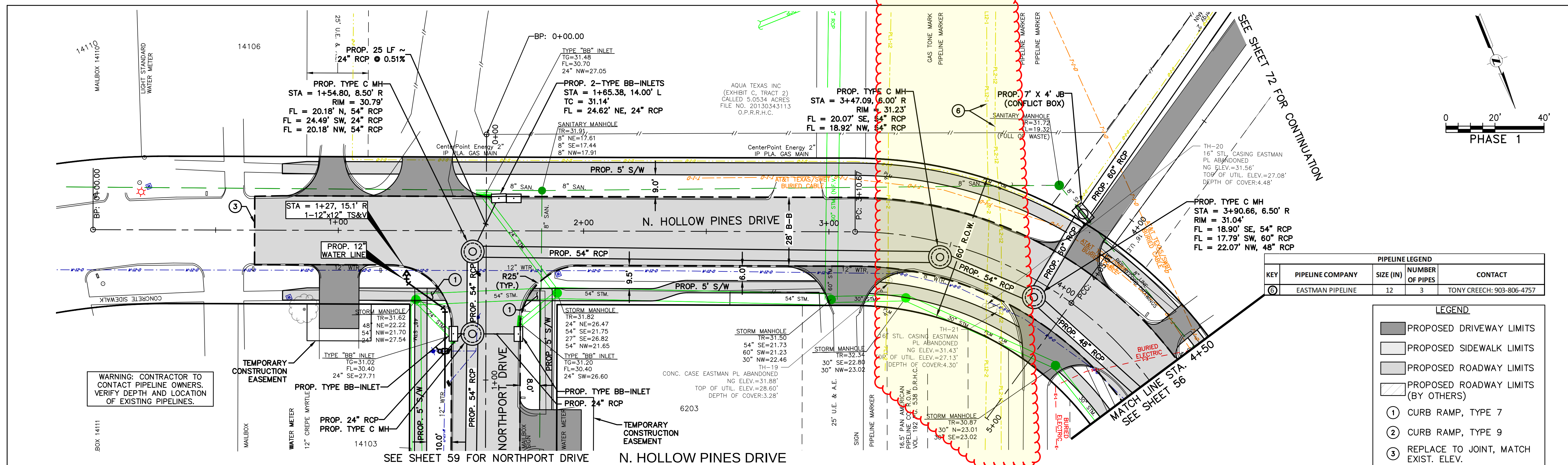
HARRIS COUNTY
ENGINEERING DEPARTMENT



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PROJECT TITLE: PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 1 AND PHASE 6			
SHEET DESCRIPTION: PLAN & PROFILE – P109-00-00 NORTH			
DRAWN BY: DC/ZC	STA. 0+00 TO STA. 4+50		DATE: 09/13/24
CK'D BY: JMS	SCALE: H: 1"=20' V: 1"=2'	SHEET NO: 72 / 233	



PIPELINE LEGEND				
KEY	PIPELINE COMPANY	SIZE (IN)	NUMBER OF PIPES	CONTACT
⑥	EASTMAN PIPELINE	12	3	TONY CREECH: 903-806-4757

- LEGEND**

 -  PROPOSED DRIVEWAY LIMITS
 -  PROPOSED SIDEWALK LIMITS
 -  PROPOSED ROADWAY LIMITS
 -  PROPOSED ROADWAY LIMITS (BY OTHERS)
 - ① CURB RAMP, TYPE 7
 - ② CURB RAMP, TYPE 9
 - ③ REPLACE TO JOINT, MATCH EXIST. ELEV.
 - ④ SAWCUT AND DOWEL, MATCH EXIST. ELEV.
 - ⑤ MATCH EXIST. PVMT. ELEV.
 - ⑥ TEMP. CONSTRUCTION ESMT. REQUIRED
 -  DRIVEWAY IDENTIFICATION NUMBER, SEE SHEETS 99-100.

- NOTES:**
1. FOR DEMOLITION PLANS, SEE SHEETS 145 THRU 166.
 2. REPLACE ALL STREET SIGNS DAMAGED DURING CONSTRUCTION.
 3. REMOVE AND REINSTALL EXISTING FIRE HYDRANT. COORDINATE WITH WATER/SANITARY OWNER (AQUATX). ALL IMPACTED EXISTING FIRE HYDRANTS IN PROJECT AREA ARE TO BE REPAINTED BLACK.
 4. CONTRACTOR TO MAINTAIN 1' MIN. VERT. CLR. BETWEEN PROP. WATER LINE AND PROP. STORM SEWER. WATER LINE TO BE RESTRAINED. JOINTS SHALL BE LOCATED OUTSIDE OF PAVEMENT, IF POSSIBLE.
 5. PROP. WATER CROSSING EXIST. SANITARY: MAINTAIN 2' MIN. VERT. CLR. BETWEEN WATER AND SANITARY. PROVIDE WATER CASING (18" MIN.) CENTERED ON CROSSING IF WATER CROSSES UNDER SANITARY.
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NO.	REVISIONS	DATE	NAME

HARRIS COUNTY
ENGINEERING DEPARTMENT



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PROJECT TITLE:		PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 1 AND PHASE 6	
SHEET DESCRIPTION:		PLAN & PROFILE – N. HOLLOW PINES DRIVE	
DRAWN BY: DC/ZC	STA. 0+00 TO STA. 4+50		DATE: 09/13/24
CK'D BY: JMS	SCALE:	H: 1"=20' V: 1"=2'	SHEET NO: 55 / 233

HARRIS COUNTY ENGINEERING DEPARTMENT

PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS
- 2018 PHASE 2 AND PHASE 5

UPIN NO. 19101MF14202

HARRIS COUNTY ROAD LOG NUMBERS

0205601 (LANSDOWN DRIVE), 0251201 (MEYERSVILLE DRIVE), 2095301 (CALLAHAN DRIVE), 2095401 (GLENMORIN COURT)
2095801 (TRAIL WIND COURT), 2147803 (HOLLOW PINES DRIVE), 2338401 (GORMAN DRIVE), 2339401 (GRAYCLIFF DRIVE), 2375901 (HOPETOWN DRIVE)
2543401 (LORNE DRIVE), 2543402 (LORNE DRIVE), 2543403 (LORNE DRIVE), 2543404 (LORNE DRIVE), 2543801 (LOURDES DRIVE), 2565601 (MERRY MEADOW DRIVE)
2572602 (MORINSCOTT DRIVE), 2572602 (MORINSCOTT DRIVE, 2835601 (TRAILVIEW DRIVE), 2931402 (WOODBEND DRIVE), 2931403 (WOODBEND DRIVE)

RODNEY ELLIS

COMMISSIONER

PRECINCT 1

TOM S. RAMSEY, P.E.

COMMISSIONER

PRECINCT 3

LINA HIDALGO

COUNTY JUDGE

ADRIAN GARCIA

COMMISSIONER

PRECINCT 2

LESLEY BRIONES

COMMISSIONER

PRECINCT 4

MICHAEL POST, CPA

COUNTY AUDITOR

DR. MILTON RAHMAN, P.E.

COUNTY ENGINEER

NOTICE:
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OBLIGATION TO CALL 811

VERIFICATION OF PRIVATE UTILITY LINES

Mike Brower 08/23/24
Date

CenterPoint Energy natural gas utilities shown. (Gas service lines are not
shown). This signature not be used for conflict verification.

Signature valid for six months.

Mike Brower 08/23/24
Date

CenterPoint Energy/UNDERGROUND Electrical Facilities Verification ONLY.
(This signature verifies existing underground facilities - not to be used
for conflict verification)

Signature valid for six months.

Marlon Smither 08/27/2024
Date

Approved for AT&T underground conduit facilities only.
Signature valid for one year.



AUGUST 2024
PRECINCT 2

Harris County, Texas

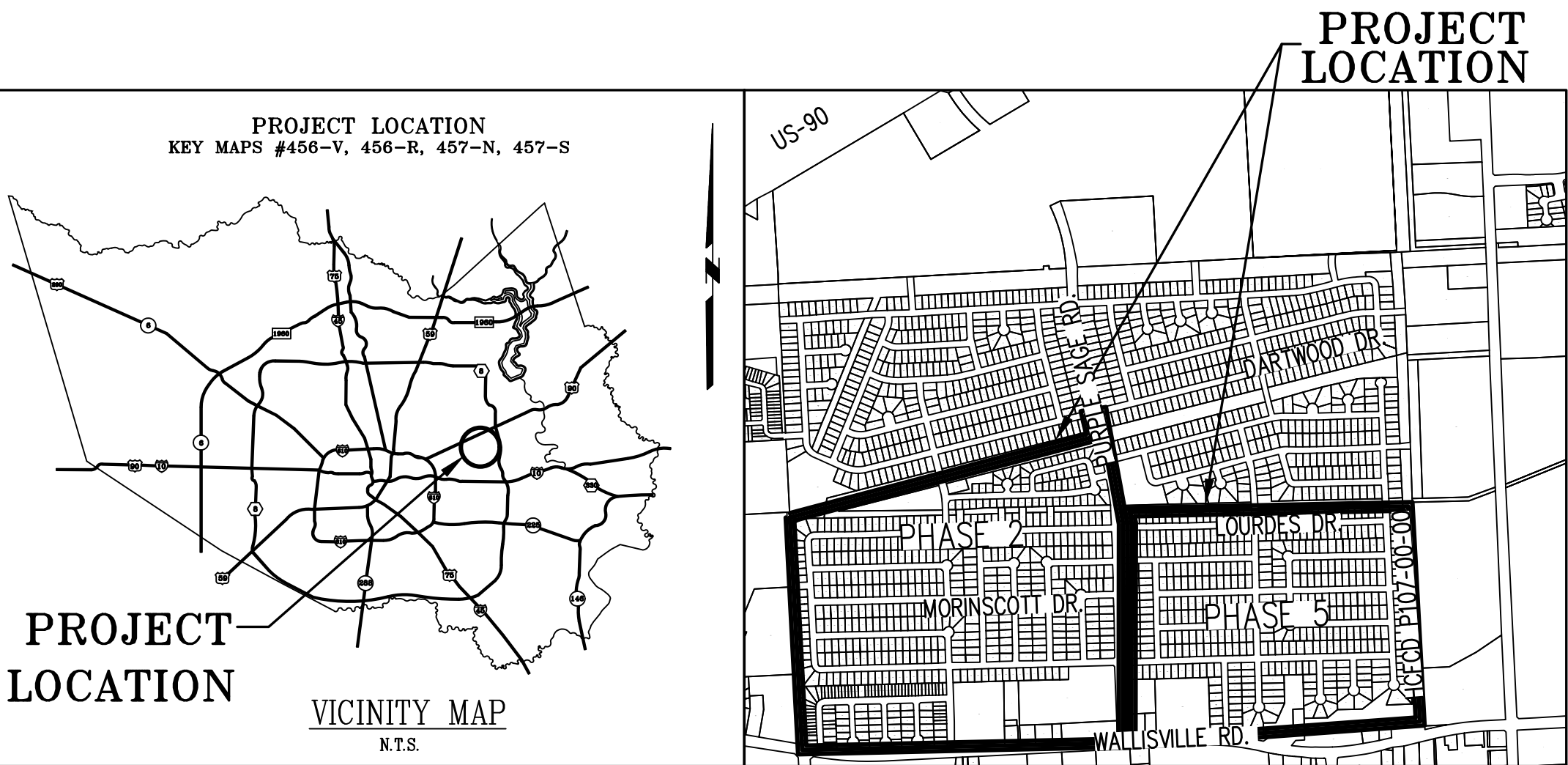


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APPROVED: *[Signature]*
HCED-Permit Group
Flood Plain Management

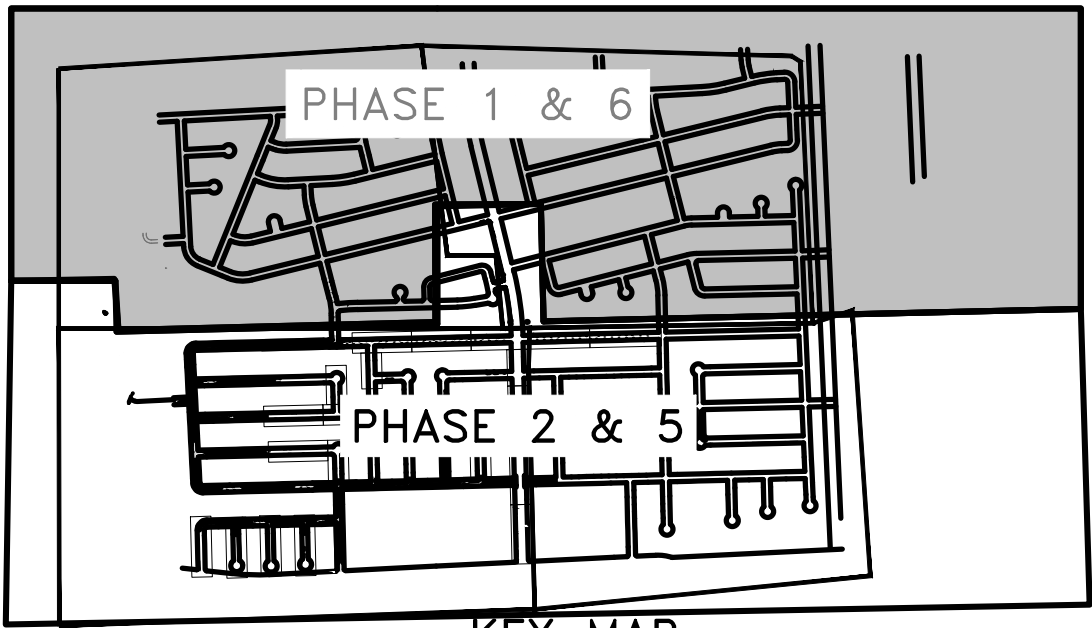
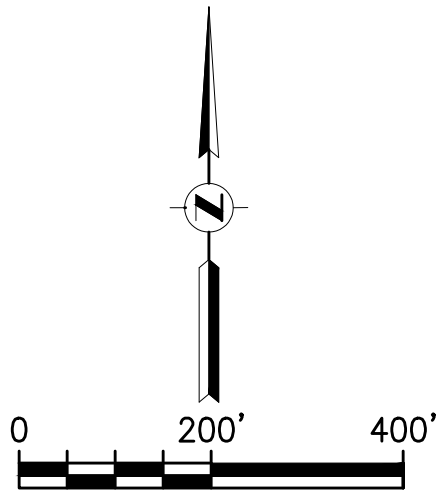
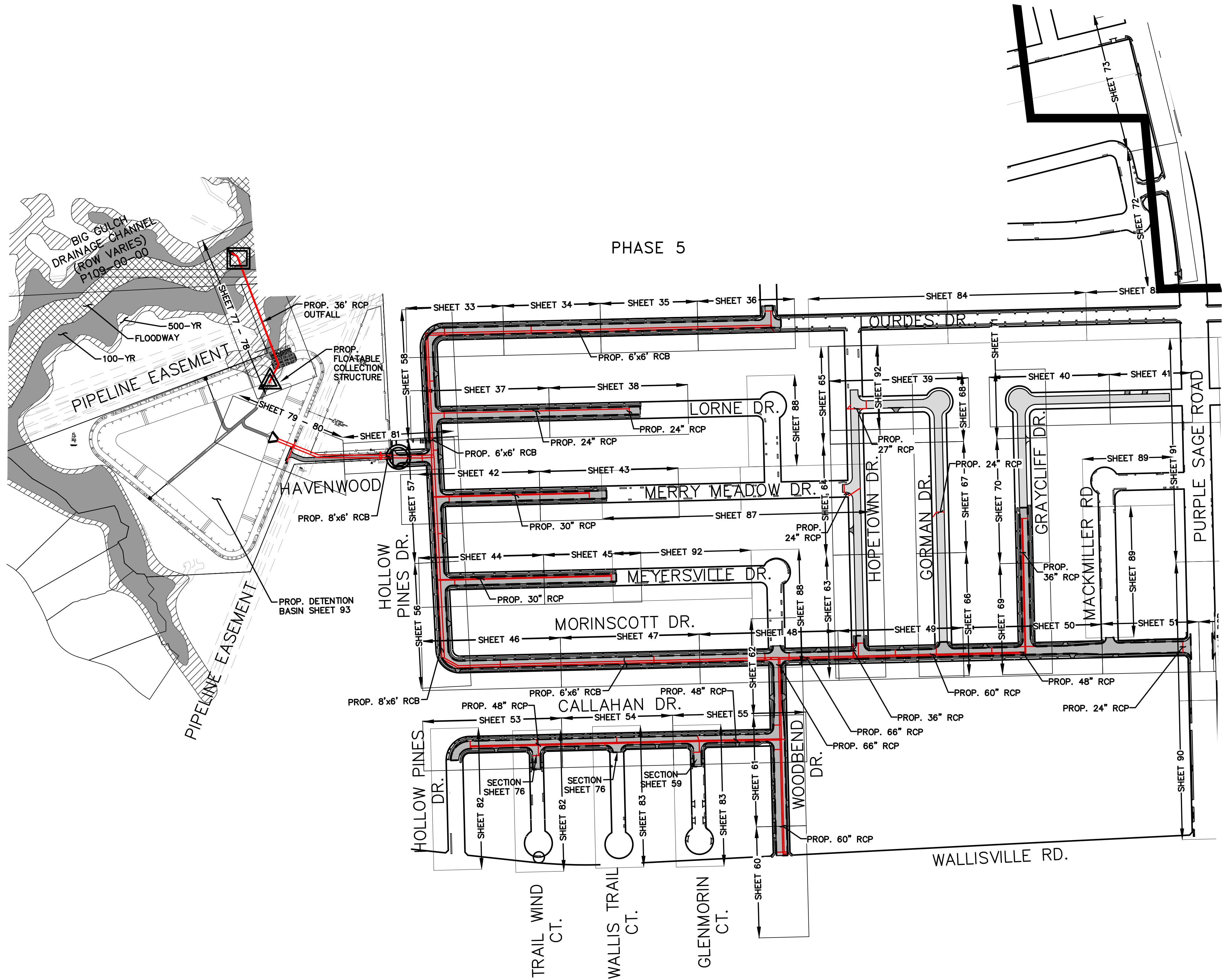
CIVIL STANDARD PCS

D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 COVER SHEET.dwg



D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 OVERALL SHEETS_PH2.dwg

SEE SHEET 7



LEGEND	
	HCFCF PROP. OUTFALL
	HCFCF ACCESS POINT
	HCFCF TRASH COLLECTION

NO.	REVISIONS	DATE	NAME

HARRIS COUNTY
ENGINEERING DEPARTMENT



**CobbFendley**

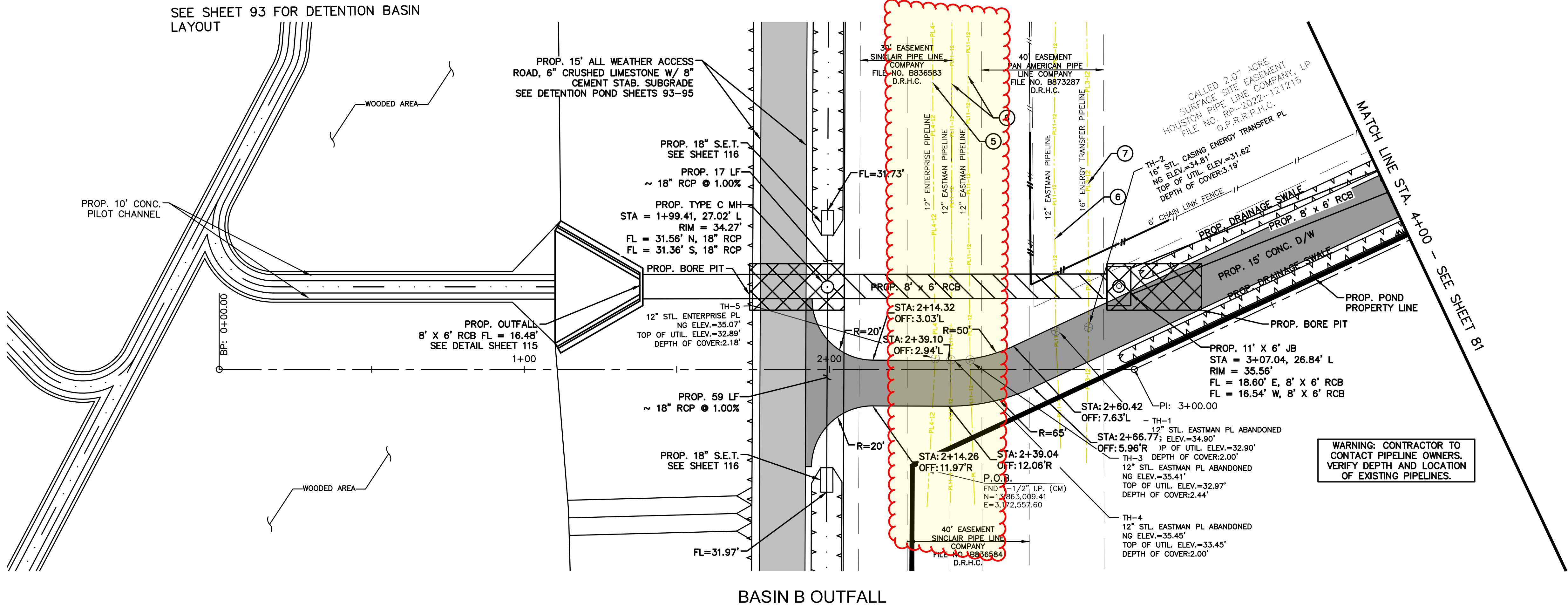
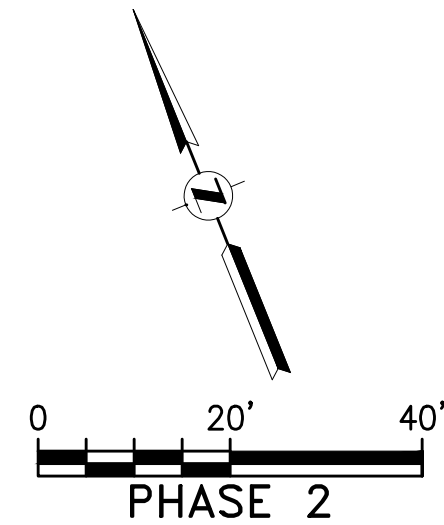
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JENNIFER M. STEEN
105177
JMS
9/13/24

PROJECT TITLE: PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 2 AND PHASE 5			
SHEET DESCRIPTION: OVERALL MAP & ACCESS PLAN (1 OF 2)			
DRAWN BY: DC/ZC	DATE: 09/13/24		
CK'D BY: JMS	SCALE: H: 1"=200' V: N/A	SHEET NO: 6 / 249	

D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 PLAN AND PROF_PH2.dwg



LEGEND	
①	CURB RAMP, TYPE 7
②	CURB RAMP, TYPE 12
③	REPLACE TO JOINT, MATCH EXIST. ELEV.
④	SAWCUT AND DOWEL, MATCH EXIST. ELEV.
#	DRIVEWAY IDENTIFICATION NUMBER, SEE SHEET 69
	BORE PIT LOCATION
	LIMITS OF TUNNELING

- NOTES:**
- FOR DEMOLITION PLANS, SEE SHEETS 111 THRU 126.
 - REPLACE ALL TRAFFIC CONTROL SIGNS AND STREET SIGNS DAMAGED DURING CONSTRUCTION
 - REMOVE AND REINSTALL EXISTING FIRE HYDRANT. COORDINATE WITH WATER/SANITARY OWNER (AQUATX). ALL EXISTING FIRE HYDRANTS IN PROJECT AREA TO BE PAINTED BLACK.
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 - INSTALL MANHOLE DROP WHEN CONNECTING EXIST. SAN. PIPE TO PROP. SANITARY MANHOLE.

PIPELINE LEGEND				
KEY	PIPELINE COMPANY	SIZE (IN)	NUMBER OF PIPES	CONTACT
⑤	ENTERPRISE	12	1	STEVE ANDERSON: 281-707-1510
⑥	EASTMAN	12	3	TONY CREECH: 903-806-4757
⑦	ENERGY TRANSFER	16	1	CALVIN DODD: 713-989-2832

NO.	REVISIONS	DATE	NAME

HARRIS COUNTY
ENGINEERING DEPARTMENT



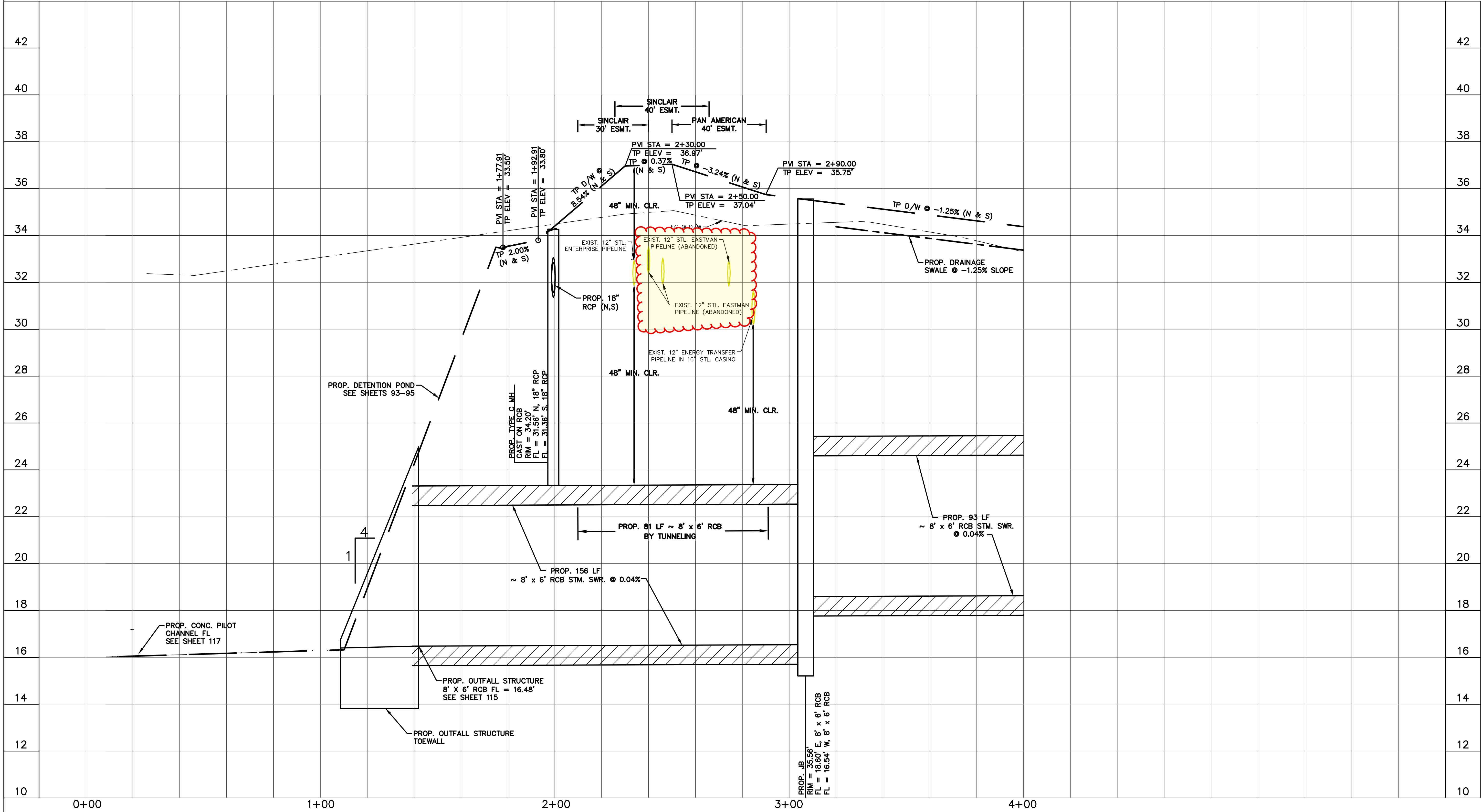
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PROJECT TITLE: PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 2 AND PHASE 5		
SHEET DESCRIPTION: PLAN & PROFILE – BASIN B OUTFALL		
DRAWN BY: DC/ZC	STA. 0+00 TO STA. 4+00 PLAN	DATE: 09/13/24
CK'D BY: JMS	SCALE: H: 1"=20' V: 1"=2'	SHEET NO: 79 / 249

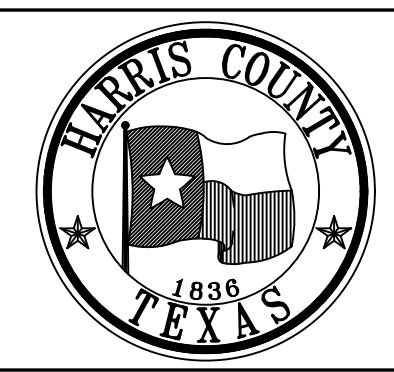
D:\cfa\2020\12013.Pine_Trails\CAD\Sheets\2012-013 PLAN AND PROF_PH2.dwg

BASIN B OUTFALL

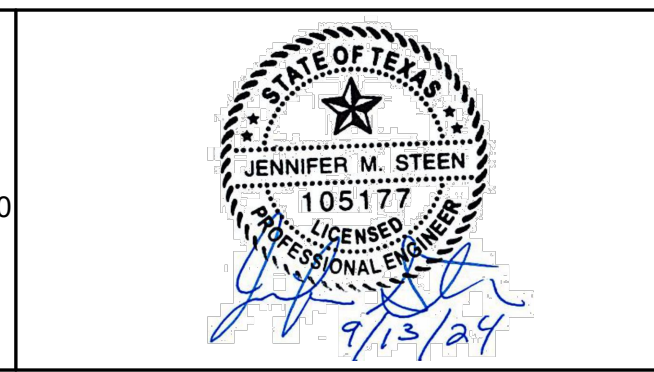


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HARRIS COUNTY
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PROJECT TITLE: PINE TRAILS SUBDIVISION DRAINAGE IMPROVEMENTS – 2018 PHASE 2 AND PHASE 5			
SHEET DESCRIPTION: PLAN & PROFILE – BASIN B OUTFALL			
DRAWN BY: DC/ZC	STA. 0+00 TO STA. 4+00 PROFILE		DATE: 09/13/24
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