



**AGENDA ITEM**

**April 16, 2018**

Consider, possibly approve, authorize the County Judge to execute and receive and file a Permanent Pipeline Easement Agreement between Jefferson County, Texas and Coastal Caverns, Inc.

**PERMANENT PIPELINE EASEMENT AGREEMENT**

THE STATE OF TEXAS  
COUNTY OF JEFFERSON

§  
§  
§

KNOW ALL BY THESE PRESENTS

This Permanent Pipeline Easement Agreement (this "**Agreement**"), dated the \_\_\_\_ day of \_\_\_\_\_ 201\_\_\_\_, is between JEFFERSON COUNTY, TEXAS with its office at 1149 PEARL ST, 4TH FLOOR, BEAUMONT, TX 77701 (hereinafter referred to as "**Grantor**", whether one or more), and **Coastal Caverns, Inc.**, a Texas corporation, with offices at 919 Milam Street, Suite 2425, Houston, Texas 77002, and its successors and assigns (such entity and its successors and assigns are collectively referred to as the "**Grantee**"). For the consideration of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee a non-exclusive twenty foot (20') wide free and unobstructed permanent easement in order to construct, operate and maintain one (1) pipeline, not to exceed twelve inches (12") in nominal pipe diameter (the "**Pipeline**"), and any appurtenant facilities (including control and communications facilities and fiber optic cabling for the operation of the Pipeline) in, over, through, across, under, and along land owned by the Grantor, as more particularly described in **Exhibits "A" and "B"** attached hereto ("the **Permanent Easement**" or "**Easement**").

Grantor does also hereby GRANT, BARGAIN, SELL and CONVEY unto Grantee reasonable and necessary temporary workspace (and additional temporary workspace, if any), in order to construct the Pipeline and any appurtenant facilities (including control and communications facilities and fiber optic cabling for the operation of the Pipeline) in, over, through, across, under, and along the property (the "**Temporary Construction Easement**") (the "**Permanent Easement**" and "**Temporary Construction Easement**" collectively, the "**Easements**"). The term of the Temporary Construction Easement shall be for a period to extend twelve (12) months from the date of construction commencement. However, if Grantee has completed its use of the Temporary Construction Easement prior to the twelve (12) -month period, then the Temporary Construction Easement shall immediately terminate. All rights, duties and/or obligations arising by or under this Agreement shall only apply to the Temporary Construction Easement while same in effect.

It is further agreed as follows:

1. Purpose. The right to use the Easements shall belong to the Grantee and its agents, employees, designees, contractors, guests, invitees, successors and assigns, and all those acting by or on behalf of it for the purposes of establishing, laying, constructing, reconstructing, installing, realigning, modifying, replacing, improving, adding, altering, substituting, operating, controlling, communicating, maintaining, accessing, inspecting, patrolling, protecting, testing, repairing, changing the size of, relocating and changing the route or routes of the Pipeline within the Permanent Easement, abandoning in place and removing at will, in whole or in part, the Pipeline, for the transportation of oil, oil products, crude petroleum, ethylene, olefin products, natural gas,

gas liquids, liquefied minerals, or other mineral solutions, together with above- and below-ground appurtenances (including control and communications facilities and fiber optic cabling for the operation of the Pipeline) as may be necessary or desirable for the operation of the Pipeline, over, across, under and upon the Permanent Easement.

2. Depth. Grantee shall bury the Pipeline to a minimum depth of forty-eight inches (48”) below the surface of the ground and any then existing drainage ditches, creeks and roads, except at those locations where rock is encountered, the Pipeline may be buried at a lesser depth.

3. Ingress and Egress. Grantee shall have the free right of ingress, egress, entry and access in, to, through, on, over, under, and across the Easements and Grantor’s land (including private roads and other easements) where same intersect any public road or public right-of-way or other easement to which Grantee has the right to access and along any roads designated by Grantor, for any and all purposes necessary and/or incident to the exercise by the Grantee of the rights granted to it by this Agreement. Further, Grantee shall have the rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted and conveyed by Grantor to Grantee. Grantee shall promptly repair any damage to Grantor’s roads caused by Grantee so as to maintain the roads in as good or better condition as existed prior to use by Grantee.

4. Restrictions on Grantor. Grantor may use the Easements for any and all purposes not inconsistent with the purposes set forth in this Agreement. Should Grantor, in its sole discretion, determine that it is beneficial to it to use the Easement in a manner inconsistent with the purposes of this Agreement, then, at Grantee’s sole expense, and after not less than 120 days written notice by Grantor delivered to Grantee, then Grantee shall move, relocate, reroute, bury at a greater depth, or take any other action that Grantor deems reasonably and necessary appropriate in order to facilitate Grantor’s use of the Easement. In the event that Grantee either fails or refuses to do any activity (after receipt of the 120 day written notice) as reasonably and necessary directed by Grantor in order to fulfil the intent of the terms of this paragraph, Grantor shall then have the right, after providing at least 10 days written notice to Grantee to cure or perform the requested Pipeline protection, to thereafter correct or eliminate such violation at the sole expense of Grantee. Grantee shall promptly reimburse Grantor for any actual direct expense related thereto within 45 days after Grantee receives from Grantor proper and specific invoices supporting such direct expenses.

- a. In the event Grantor shall require Grantee to relocate all or any part of the Pipeline or Easements, the parties hereto shall enter into a new easement agreement based upon the same terms and provisions hereof, which easement agreement shall cover such portions of the Pipeline and appurtenance facilities remaining within the Easements as well as such portions being relocated within Grantor’s property. This Easement Agreement shall terminate upon execution and delivery of such new or relocation by Grantor.

5. Mowing. Grantee shall mow the Permanent Easement and to trim or cut down or eliminate trees or shrubbery, in the sole judgment of Grantee or as reasonably directed by Grantor, its successors and assigns, as may be necessary to prevent possible interference with the operation of the Pipeline.

6. Assignment. Grantee shall have the right to assign this Agreement and Easements in whole or in part, in which event Grantor hereby acknowledges and agrees that the assignee shall automatically succeed to the rights and obligations of Grantee to the extent conveyed in such assignment.

7. Entire Agreement. This Agreement together with exhibits incorporated herein by reference, if any, embodies the entire whole agreement of the parties.

8. Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part hereof. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will be construed as though authored by Grantee.

9. Indemnity. GRANTEE HEREBY ASSUMES ALL LIABILITY FOR AND SHALL HOLD GRANTOR HARMLESS FROM, DEFEND AND INDEMNIFY GRANTOR AGAINST ANY AND ALL CLAIMS, DEMANDS, FINES, DAMAGES, LIABILITIES, LOSSES, COSTS, EXPENSES (INCLUDING WITHOUT LIMITATION REASONABLE ATTORNEYS' FEES AND COURT COSTS), THAT MAY BE SUFFERED OR INCURRED BY THE GRANTOR ON ACCOUNT OF INJURIES TO OR DEATH OF ANY PERSONS, OR DAMAGE TO OR DESTRUCTION OF ANY PROPERTY OR DAMAGE TO THE ENVIRONMENT OR RELATING TO VIOLATIONS OF ANY LEGAL REQUIREMENTS ARISING DIRECTLY OUT OF THE OPERATIONS, NEGLIGENCE OR WILLFUL MISCONDUCT OF GRANTEE OR GRANTEE'S OFFICERS, DIRECTORS, MANAGERS, EMPLOYEES, AGENTS, REPRESENTATIVES, CONTRACTORS AND SUBCONTRACTORS, INCLUDING ARISING OUT OF THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF GRANTOR.

10. Warranty of Title. Grantor makes no warranty of title to the land and Easements herein described and, to the extent that Grantor has any ownership in the property in question, it has the authority to grant and convey said rights and interests to the Grantee and its successors or assigns. To the extent there is a direct title challenge or claim as to the Easement, then Grantee agrees (at its sole option) to either: (i) defend, at its own expense, subject to the reasonable control of such defense by Grantor as to only the conveyance of the Easement, all claims disputing Grantor's legal title and right to convey the Easements to the Grantee; or (ii) seek a new easement from the proven true legal fee simple title owner of the land.

11. Law and Venue. This Agreement shall be interpreted and enforced in the State of Texas where the land or property described herein is located for all purposes. Venue and jurisdiction for all suits involving this Agreement shall exclusively be in State District Court in Jefferson County, Texas and none other.

TO HAVE AND TO HOLD the rights, privileges and authority hereby granted unto the Grantee, its successors and assigns, forever, and, subject to Grantor's right to reasonable control such litigation as to only the conveyance of the Easement, Grantee, its successors and assigns do hereby agree to defend title to said Easements. This Agreement and all of its terms, provisions and obligations shall be covenants running with the land affected thereby and shall inure to the benefit

of and be binding upon Grantor and Grantee and their respective heirs, executors, administrators, successors and assigns.

*Next Page is the Signature Page.*



**Exhibit "A"**

**Legal Description of Permanent Easement & Temporary Work Space**

(See Attached)

COUNTY OF JEFFERSON

## EXHIBIT "A"

## TX-JF-0006.00100 (HEBERT ROAD)

CENTERLINE SURVEY DESCRIPTION OF A PROPOSED 12-INCH PIPELINE & 2-INCH UTILITY CONDUIT ACROSS & PARALLEL WITH HEBERT ROAD

Being the centerline survey description of a proposed 12-inch pipeline & 2-inch utility conduit, extending over, through and across Hebert Road, situated in the W. N. Sigler Survey, Abstract No. 48 and the E. D. Chenneth Survey, Abstract No. 104, Jefferson County, Texas; being more particularly described as follows:

Bearings shown hereon are referenced to the Texas State Plane Coordinate System, South Central Zone 4204, NAD83. Distances hereon are grid and may be converted to surface by dividing by a combined scale factor of 0.9999265521.

COMMENCING (P.O.C. – CL SURVEY) at a 2-inch iron pipe found in the east right-of-way (R/W) line of Hebert Road (60' wide), marking the southwest corner of a called 9.003 acre tract of land conveyed to Gary W. Collins (no deed provided) and the northwest corner of a called 290.577 acre tract of land being depicted as "Tract II" in a deed conveyed to BASF Corporation recorded in Jefferson County Clerk's File (J.C.C.F.) No. 96-9639343 Official Public Records of Jefferson County, Texas (O.P.R.J.C.T.): from which, a 1/2-inch iron rod with cap stamped "Faust" found in the north line of said Tract II, marking the southeast corner of said 9.003 acre tract bears North 81°10'35" East, a distance of 753.47 feet;

THENCE, North 03°07'54" West, along said east R/W line and the west line of said 9.003 acre tract, a distance of 15.08 feet to the POINT OF BEGINNING (P.O.B.–CL SURVEY) of the herein described centerline survey;

THENCE, departing said R/W line, along said centerline survey, over and across said Hebert Road with the following courses;

South 81°10'52" West, a distance of 47.90 feet to an angle point;  
 South 03°24'29" East, a distance of 900.26 feet to an angle point;  
 South 03°18'16" East, a distance of 2,904.37 feet to an angle point;  
 North 86°40'26" East, a distance of 45.76 feet to an angle point;  
 South 03°08'09" East, a distance of 1,803.33 feet to an angle point;

THENCE, North 86°42'09" East, a distance of 14.95 feet to the east R/W line of said Hebert Road and the west line of a called 82.692 acre tract of land being depicted as "Tract I" in a deed conveyed to Nelson-Umphrey Real Estate, LLC recorded under J.C.C.F. No. 2011041080 O.P.R.J.C.T. marking the POINT OF TERMINUS (P.O.T.–CL SURVEY) of the herein described centerline survey; from which, a 5/8-inch iron rod found marking the northwest corner of said Tract I and the southwest corner of Knauth Road (80' wide) bears North 03°29'03" West, a distance of 175.87 feet; from said P.O.T., a 1/2-inch iron rod found in the said east R/W line, marking the southwest corner of called 87.328 acre tract of land being depicted as "Tract II" as described in said deed no. 2011041080 bears South 03°15'13" East, a distance of 1,564.26 feet; the total length of the herein described centerline survey is 5,716.57 feet or 346.46 rods; the temporary workspaces containing a calculated area of 3.111 acres (135,482 square feet) of land.

METES AND BOUNDS DESCRIPTION OF A PROPOSED 20-FOOT WIDE PIPELINE & UTILITY CONDUIT EASEMENT

Being a metes and bounds description of a proposed 20-foot wide pipeline & utility conduit easement, extending over, through and across Hebert Road, situated in the W. N. Sigler Survey, Abstract No. 48 and the E. D. Chenneth Survey, Abstract No. 104, Jefferson County, Texas; being more particularly described as follows:

COMMENCING at said P.O.C. – CL SURVEY

THENCE, North 03°07'54" West, along said east R/W line and the west line of said 9.003 acre tract, a distance of 5.03 feet to the POINT OF BEGINNING (P.O.B.–PERM. ESM'T) of the herein described pipeline easement;

THENCE, South 81°11'13" West, over and across said Hebert Road, a distance of 32.84 feet to an angle point.

THENCE, South 03°21'26" East, over and across said Hebert Road, a distance of 3,786.02 feet to an angle point.

THENCE, North 86°40'26" East, over and across said Hebert Road, a distance of 40.94 feet to an angle point in the east Right-of-Way line of Hebert Road and the west line of a called 174.00 acre tract conveyed to Roy L. Breaux, Jr and a wife Judith Doucet Breaux by deed recorded in Vol. 2001, Pg. 105 D.R.J.C.

THENCE, South 03°14'17" East, with the east line of Hebert Road and the west line of the 174.00 acre tract, a distance of 1,556.91 feet to an angle point.

THENCE, South 02°30'29" East, along the east line of Hebert Road and across the west end of Knauth Road (80'ROW), a distance of 80.56 feet to an angle point.

PAGE 2 OF 2

THENCE, South 03°29'03" East, along the east line of Hebert Road and the west line of a called 82.692 acre tract conveyed to Nelson-Umphrey Real Estate LLC by deed recorded in J.C.C.F. 2011041080 O.P.R.J.C.T., a distance of 185.87 feet to the south east corner of the herein described pipeline easement.

THENCE, South 86°42'09" West, over and across said Hebert Road, a distance of 20.00 feet to the southwest corner of the herein described pipeline easement.

THENCE, North 03°29'03" West, over and across said Hebert Road, a distance of 185.98 feet to an angle point.

THENCE, North 02°30'24" West, over and across said Hebert Road, a distance of 80.47 feet to an angle point in the west Right-of-Way line of Hebert Road and the east line of the Federal Prison Complex.

THENCE, North 03°14'17" West, along the west line of Hebert Road and the east line of the Federal Prison Complex, a distance of 1,536.88 feet to an angle point.

THENCE, South 86°40'26" West, over and across said Hebert Road, a distance of 40.90 feet to an angle point.

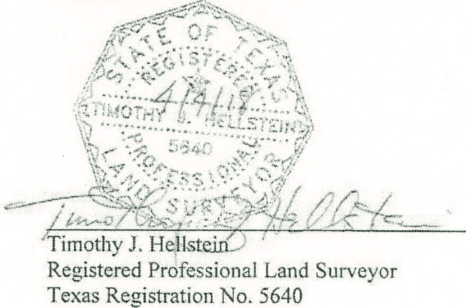
THENCE, North 03°21'26" West, over and across said Hebert Road, a distance of 3,824.19 feet to an angle point.

THENCE, North 81°10'52" East, over and across said Hebert Road, a distance of 53.01 feet to an angle point.

THENCE, South 03°07'54" East, a distance of 20.10 feet to the POINT OF BEGINNING of the herein described pipeline easement containing a calculated area of 2.618 acre (114,046 square feet) of land.

A further description of said centerline survey together with proposed pipeline easement and temporary workspaces are illustrated on Exhibit "B1", "B2" and "B3" titled EXHIBIT OF A PROPOSED 12-INCH PIPELINE, 2-INCH UTILITY CONDUIT & 20-FOOT WIDE PIPELINE EASEMENT ACROSS HEBERT ROAD SITUATED IN THE W. N. SIGLER SURVEY, ABSTRACT NO. 48 AND IN THE E. D. CHENNETH SURVEY, ABSTRACT NO. 104 JEFFERSON COUNTY, TEXAS, dated 03/07/18, the latest revision dated 04/04/18 and identified as Drawing Number 12930-TX-JF-0006.00100.DWG.

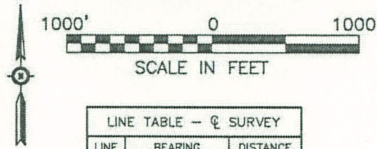
Compiled by: Luis Gonzalez  
Reviewed by: Timothy J. Hellstein, RPLS  
MORRIS P. HEBERT, INC.  
10101 SOUTHWEST FREEWAY, SUITE 620  
HOUSTON, TEXAS 77074  
(713) 219-1470  
FIRM NO. 10142100



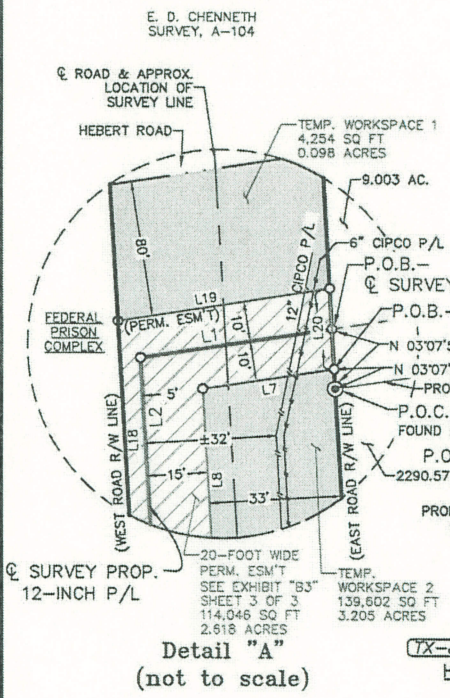
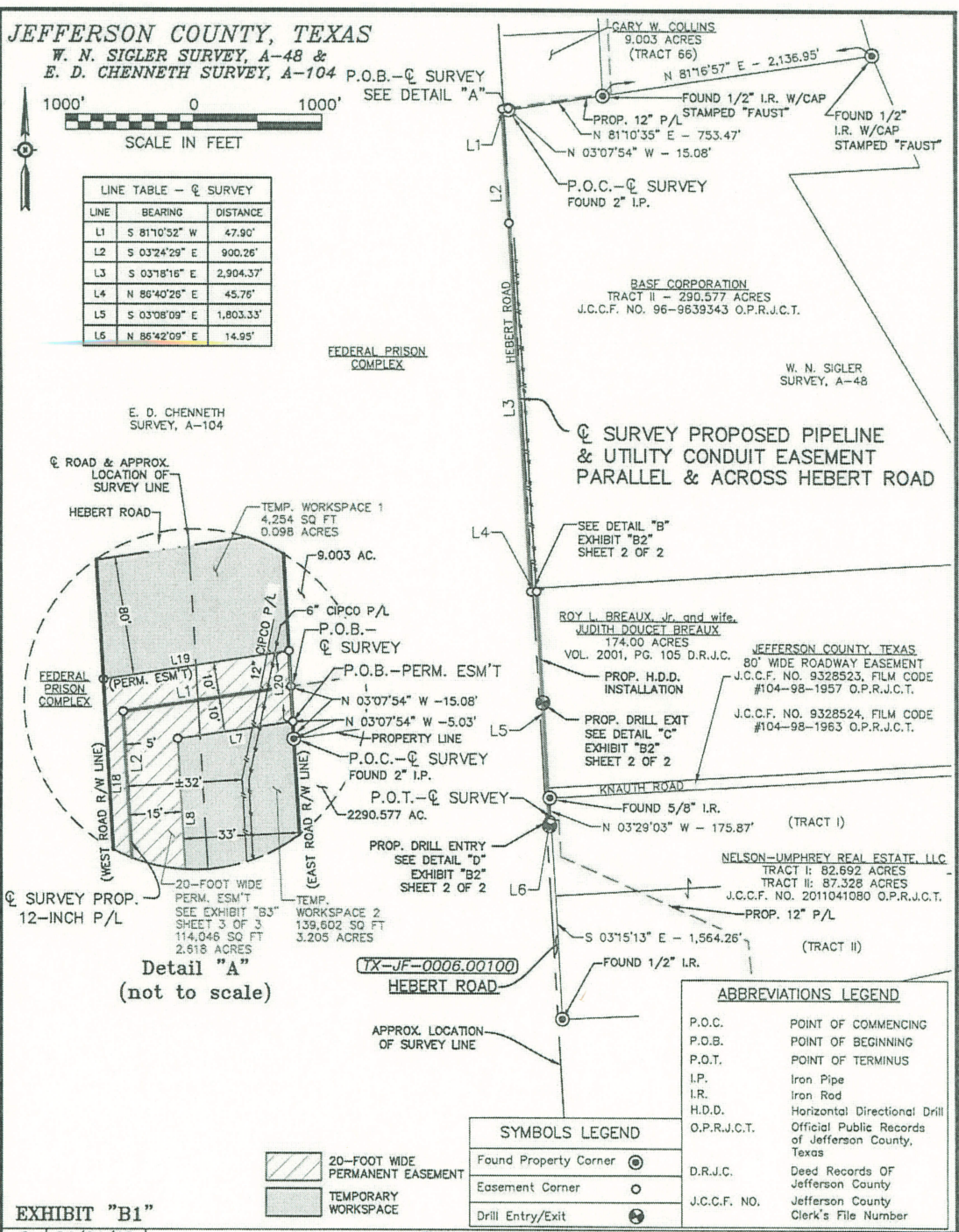
Timothy J. Hellstein  
Registered Professional Land Surveyor  
Texas Registration No. 5640

**JEFFERSON COUNTY, TEXAS**

W. N. SIGLER SURVEY, A-48 &  
E. D. CHENNETH SURVEY, A-104 P.O.B.-Q SURVEY  
SEE DETAIL "A"



LINE	BEARING	DISTANCE
L1	S 81°10'52" W	47.90'
L2	S 03°24'29" E	900.26'
L3	S 03°18'15" E	2,904.37'
L4	N 86°40'29" E	45.76'
L5	S 03°08'09" E	1,803.33'
L6	N 86°42'09" E	14.95'



**Detail "A"**  
(not to scale)

ABBREVIATIONS LEGEND	
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
I.P.	Iron Pipe
I.R.	Iron Rod
H.D.D.	Horizontal Directional Drill
O.P.R.J.C.T.	Official Public Records of Jefferson County, Texas
D.R.J.C.	Deed Records Of Jefferson County
J.C.C.F. NO.	Jefferson County Clerk's File Number

SYMBOLS LEGEND	
Found Property Corner	⊙
Easement Corner	○
Drill Entry/Exit	⊕

EXHIBIT "B1"		FINAL - ISSUED FOR ACQUISITION	
NO.	DATE	REVISION	
0	04/04/18		

**COASTAL CAVERNS, INC.**

**EXHIBIT OF A PROPOSED 12-INCH PIPELINE, 2-INCH UTILITY CONDUIT & 20-FOOT WIDE PIPELINE EASEMENT PARALLEL & ACROSS HEBERT ROAD SITUATED IN THE W. N. SIGLER SURVEY, A-48 & IN THE E. D. CHENNETH SURVEY, A-104 JEFFERSON COUNTY, TEXAS**

**Morris P. Hebert, Inc.**  
Office Locations:  
-HOUMA FACILITY-  
283 Corporate Drive  
Houma, Louisiana 70360  
985-879-2731 FAX: 985-876-9052  
-HOUSTON FACILITY-  
10101 South West Freeway, Suite 620  
Houston, Texas, 77074  
713-219-1470 FAX: 713-219-1471  
http://www.mphinc.com

FIRM NO. 10142100

DRAWN BY: LG	SHEET: 1 OF 3
CHECKED BY: AK	SCALE : AS SHOWN
APPROVED BY: TJH	DATE: 03/07/18
CAD FILE: 12930-TX-JF-0006.00100	

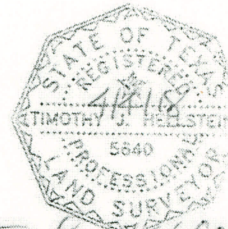
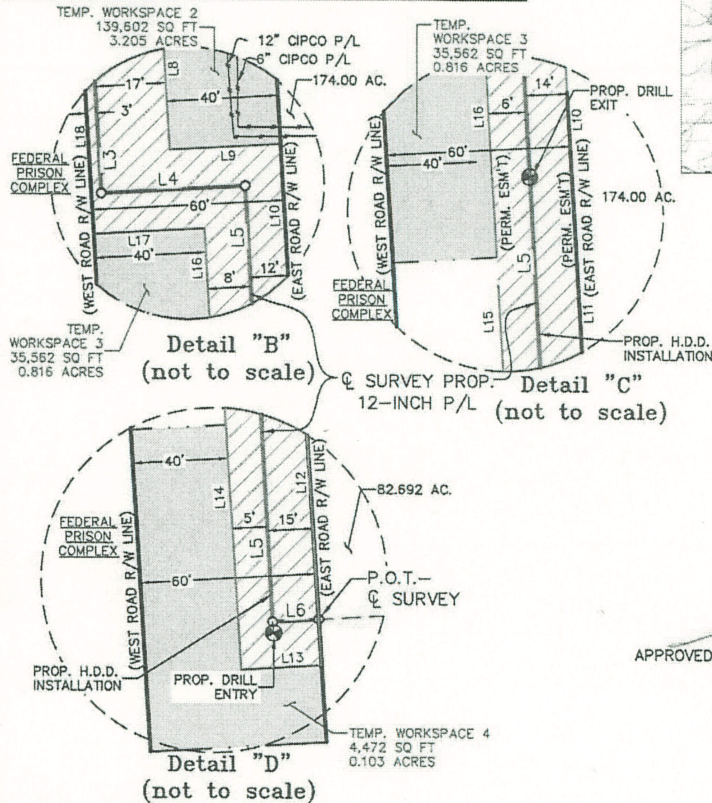
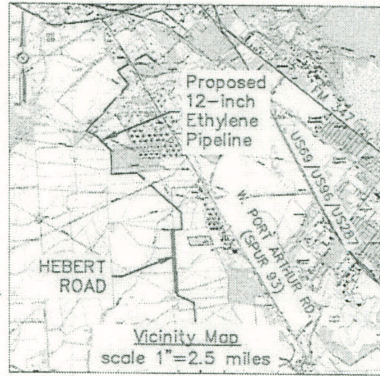
H:\Projects\12930 CO Ebylene South Header System\5000 PLATS\DWG\FINAL\12930-TX-JF-0006.00100.dwg plotted on Apr 04, 2018 - 2:27pm

**PROPERTY DESCRIPTION**

Being that certain Hebert Road situated in W. N. Sigler Survey, Abstract No. 48 and E. D. Chenneth Survey, Abstract No. 104, Jefferson County, Texas.

<b>SURVEY LINE</b>	
LENGTH OF C/L SURVEY	5,716.57 L.F./346.46 RODS
<b>RIGHT OF WAY LAND USE</b>	
20' PERMANENT R/W	114,046 SQ. FT./2.618 ACRES
TEMPORARY WORKSPACE 1	4,254 SQ. FT./0.098 ACRES
TEMPORARY WORKSPACE 2	139,602 SQ. FT./3.205 ACRES
TEMPORARY WORKSPACE 3	35,562 SQ. FT./0.816 ACRES
TEMPORARY WORKSPACE 4	4,472 SQ. FT./0.103 ACRES
<b>TOTAL WORKSPACES</b>	<b>183,890 SQ. FT./4.222 ACRES</b>

QUAD MAP INDEX
BEAUMONT EAST
PORT ACRES



APPROVED: *Timothy J. Hellstein*  
 TIMOTHY J. HELLSTEIN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5640

THIS DOCUMENT VALID ONLY WHEN EITHER AN ORIGINAL CERTIFICATION STAMP OR AN EMBOSSED SEAL IS IMPRESSED OVER AN ORIGINAL SIGNATURE.

**GENERAL NOTES:**

- Bearings shown hereon are referenced to Texas State Plane Coordinate System, South Central Zone, NAD83. Distances hereon are grid and may be converted to surface by dividing by a combined scale factor of 0.9999265521.
- This exhibit was prepared without the benefit of a commitment for title insurance; therefore, easements of record may exist and are not shown hereon. The ownership information of the subject and adjoining tracts, shown hereon, referenced to a preliminary ownership report dated September 20, 2017 provided by SunCoast Land Services, Inc. No additional research has been performed by Morris P. Hebert, Inc.
- An on-the-ground effort has been made to locate and indicate all cables, pipelines, utilities, etc. crossed by the proposed project; however, due to the inherent limitations of electronic magnetic locating equipment, Morris P. Hebert, Inc. is not responsible for any not located during the course of the survey. It is not within the scope of this exhibit to locate all buried utility lines on this property, not all improvements shown hereon.
- A separate metes and bounds description titled Exhibit "A" accompanies this plat.

**EXHIBIT "B2"**

0	04/04/18	FINAL - ISSUED FOR ACQUISITION
NO.	DATE	REVISION

**COASTAL CAVERNS, INC.**

**EXHIBIT OF A PROPOSED 12-INCH PIPELINE, 2-INCH UTILITY CONDUIT & 20-FOOT WIDE PIPELINE EASEMENT PARALLEL & ACROSS HEBERT ROAD SITUATED IN THE W. N. SIGLER SURVEY, A-48 & IN THE E. D. CHENNETH SURVEY, A-104 JEFFERSON COUNTY, TEXAS**



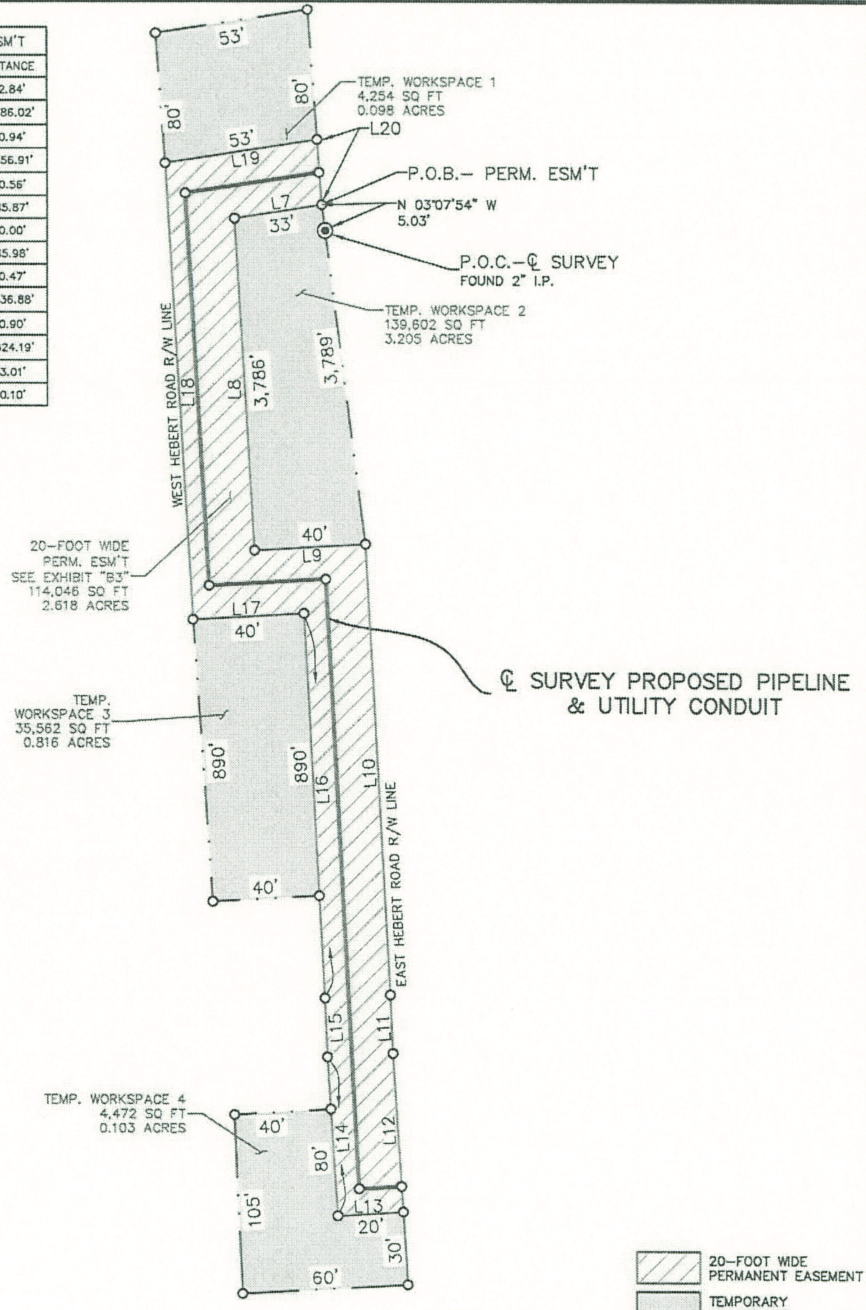
FIRM NO. 10142100

Office Locations:  
 -HOUMA FACILITY-  
 283 Corporate Drive  
 Houma, Louisiana 70360  
 985-879-2731 FAX: 985-876-9052  
 -HOUSTON FACILITY-  
 10101 South West Freeway, Suite 020  
 Houston, Texas, 77074  
 713-219-1470 FAX: 713-219-1471  
 http://www.mphinc.com

DRAWN BY: LG	SHEET: 2 OF 3
CHECKED BY: AK	SCALE : AS SHOWN
APPROVED BY: TJH	DATE: 03/07/18
CAD FILE: 12930-TX-JF-0006.00100	

H:\Projects\12930 CCI Ethylene South Header System\5000 PLATS\DWG\FINAL\12930-TX-JF-0006.00100.dwg plotted on Apr 04, 2018 - 2:35pm

LINE TABLE - PERM. ESM'T		
LINE	BEARING	DISTANCE
L7	S 81°0'52" W	32.84'
L8	S 03°21'26" E	3,786.02'
L9	N 86°40'26" E	40.94'
L10	S 03°14'17" E	1,556.91'
L11	S 02°30'29" E	80.56'
L12	S 03°29'03" E	185.87'
L13	S 86°42'09" W	20.00'
L14	N 03°29'03" W	185.98'
L15	N 02°30'24" W	80.47'
L16	N 03°14'17" W	1,536.88'
L17	S 86°40'26" W	40.90'
L18	N 03°21'26" W	3,824.19'
L19	N 81°10'52" E	53.01'
L20	S 03°07'54" E	20.10'



Detail "E"  
(not to scale)

SYMBOLS LEGEND	
	20-FOOT WIDE PERMANENT EASEMENT
	TEMPORARY WORKSPACE
	Easement Corner

EXHIBIT "B3"

NO.	DATE	REVISION
0	04/04/18	FINAL - ISSUED FOR ACQUISITION

**COASTAL CAVERNS, INC.**

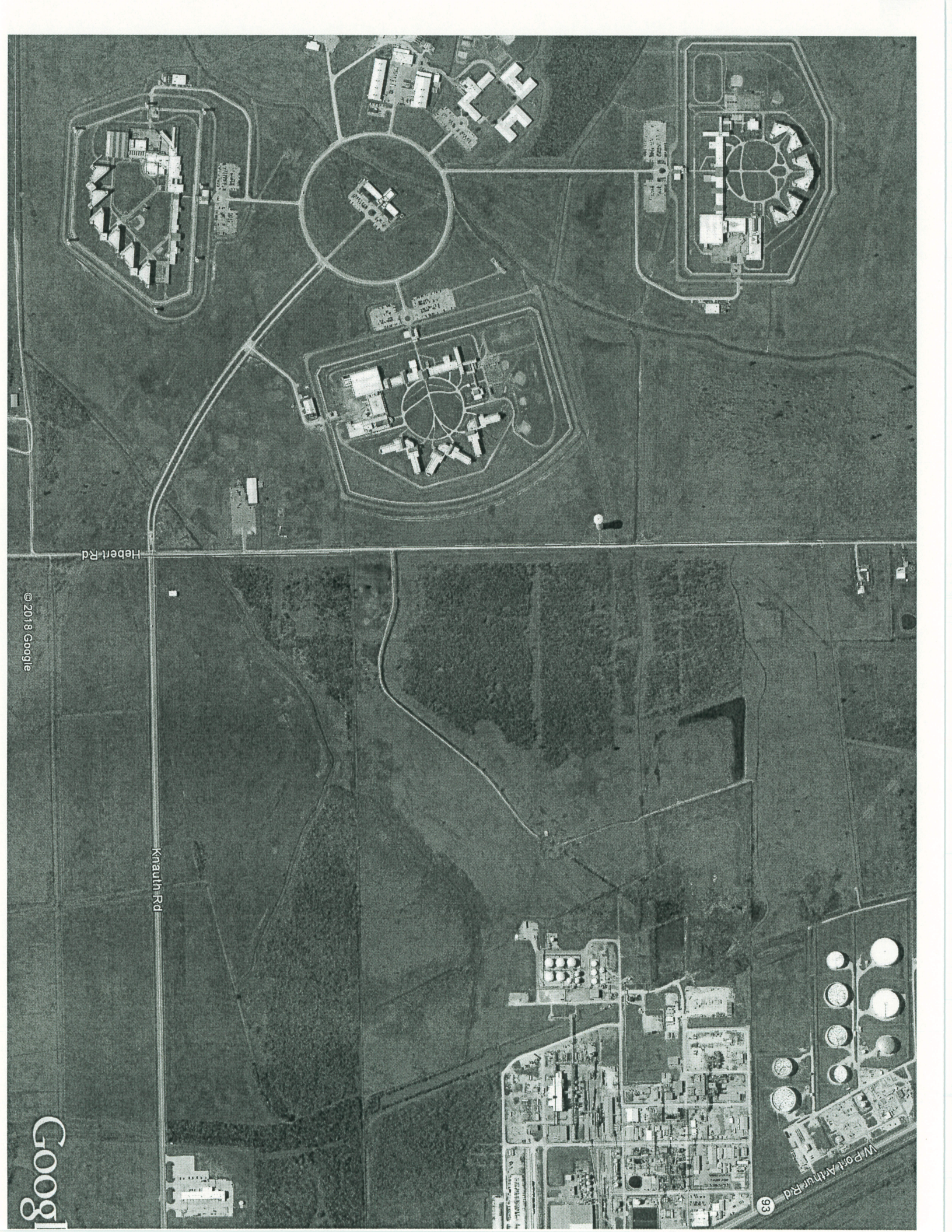
EXHIBIT OF A PROPOSED 12-INCH PIPELINE, 2-INCH UTILITY CONDUIT  
& 20-FOOT WIDE PIPELINE EASEMENT  
PARALLEL & ACROSS HEBERT ROAD  
SITUATED IN THE W. N. SIGLER SURVEY, A-48 & IN THE E. D. CHENNETH SURVEY, A-104  
JEFFERSON COUNTY, TEXAS

**Morris P. Hebert, Inc.**  
 10101 South West Freeway, Suite 620  
 Houston, Texas, 77074  
 713-219-1470 FAX: 713-219-1471  
 http://www.mphinc.com

FIRM NO. 10142100

DRAWN BY: LG	SHEET: 3 OF 3
CHECKED BY: AK	SCALE : AS SHOWN
APPROVED BY: TJH	DATE: 03/07/18
CAD FILE: 12930-TX-JF-0006.00100	





Hebert Rd

Knauth Rd

W Port Arthur Rd

93

© 2018 Google

Google

HEBERT RD







**Exhibit "B"**

**Survey Plat of Easements**

(See Attached)