

---

**Tract No: SW-TC-106.000**

**TEMPORARY ACCESS ROAD EASEMENT**

THIS TEMPORARY ACCESS ROAD EASEMENT is made and entered into this date of \_\_\_\_\_, 2026 (the “Effective Date”) by and between BRAZORIA COUNTY, TEXAS, a political subdivision of the State of Texas (“GRANTOR”), and BANGL, LLC, a Delaware limited liability company, with a mailing address of 200 East Hardin Street, Findlay, OH 45840 (“GRANTEE”).

WHEREAS, GRANTOR owns that certain parcel of land situated in Brazoria County, Texas, as further described in Official Public Records of Brazoria County, Texas, and more particularly described on Exhibit A and as shown and depicted on Exhibit B, both exhibits being attached hereto and incorporated herein for all intents and purposes (the “Site”).

WHEREAS, GRANTEE has requested, and GRANTOR is willing to grant, a temporary access road easement to enable GRANTEE’s access to the Site, such easement being more particularly described on Exhibit A and as shown and depicted on Exhibit B.

1. EASEMENT. In consideration of Ten Dollars and no/100 (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which GRANTOR hereby acknowledges, GRANTOR conveys to GRANTEE an easement across the Site, the route and dimensions of which are as shown on Exhibit A, to use as an access road (the “Access Road”). GRANTEE may clear, gravel, pave, and secure the Access Road and shall be responsible for the costs and expenses to construct and maintain the Access Road, if any.
2. SPECIFICATIONS. GRANTOR may, without obligation of maintenance, use the Access Road to the extent GRANTOR’s use does not interfere with GRANTEE’s use. GRANTEE shall not be liable for any injury or damage to GRANTOR or its agents, the Site, or third persons resulting from such use. If either party elects to install a gate across the Access Road, a key will be furnished to all parties.
3. TERM. The term of this Temporary Access Road Easement shall commence on the Effective Date and shall continue for a period of three (3) years thereafter (the “Term”). Following expiration of the Term, GRANTOR shall permit GRANTEE access to the Site to restore any disturbed areas and otherwise return the Site to its original condition, as reasonably practical.
4. WARRANTY. GRANTOR covenants that: (i) GRANTOR owns the Site in fee simple absolute and has right, title and power to grant the rights granted herein; (ii) GRANTEE shall quietly enjoy its easement; and (iii) GRANTOR shall execute any further necessary assurance of title as may be requested by GRANTEE.

5. EFFECT OF AGREEMENT. This Temporary Access Road Easement shall bind and benefit the parties' heirs, legal representatives, successors and assigns. Any easement rights granted hereunder are divisible and assignable in whole or part. After assignment, GRANTOR shall look solely to assignee to perform all duties and obligations. The terms of this Temporary Access Road Easement shall be independent of, and unless otherwise expressly stated, survive execution of any further agreements. If any provision of this Temporary Access Road Easement is deemed void, invalid, or unenforceable by a court or tribunal of competent jurisdiction, such provisions shall be stricken without effect on the remaining provisions. No failure or delay in exercising any right, power, or privilege hereunder shall operate as a waiver thereof or preclude the exercise of any other right, power, or privilege hereunder. Any individual signing this Temporary Access Road Easement in a representative capacity warrants full authority and power from the purported principal to fully bind the principal to all terms and conditions contained herein.

*[Remainder of page intentionally left blank. Signatures follow.]*

IN WITNESS WHEREOF, the parties hereto have each duly caused this Temporary Access Road Easement to be executed as of the date first above written.

GRANTEE:

**BANGL, LLC**

**By: MARATHON PIPE LINE LLC, its Operator**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

State of \_\_\_\_\_ §

§

County of \_\_\_\_\_ §

The foregoing instrument was acknowledged before me this \_\_\_\_\_, 2026 by \_\_\_\_\_, the \_\_\_\_\_ of Marathon Pipe Line LLC, on behalf of the company.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

GRANTOR:

**BRAZORIA COUNTY, TEXAS**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA   §

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2026 by  
\_\_\_\_\_.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
**BRAZORIA COUNTY, TEXAS**

CHARLES B. HUSON SURVEY  
ABSTRACT NO. 201

BEING A CENTERLINE DESCRIPTION OF A FIFTY (50) FOOT WIDE PIPELINE EASEMENT AND RIGHT-OF-WAY, BEING TWENTY-FIVE (25) FEET ON EACH SIDE, LOCATED IN CHARLES B. HUSON SURVEY, ABSTRACT NO. 201, BRAZORIA COUNTY, TEXAS, BEING OUT OF AND A PART OF A TRACT OF LAND, CALLED 5.69 ACRES, AS DESCRIBED IN DEED UNTO BRAZORIA COUNTY, RECORDED IN INSTRUMENT NUMBER 2012000643, OF THE OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS AND DISTANCES CITED HEREIN ARE GRID BASED ON THE NAD 83, TEXAS STATE PLANES COORDINATE SYSTEM, SOUTH CENTRAL ZONE, US SURVEY FEET):

**COMMENCING** AT A 1/2 INCH REBAR (X: 3,115,485.32, Y: 13,610,688.47) FOUND FOR THE SOUTH CORNER OF SAID TRACT OF LAND;

**THENCE**, NORTH 06°59'38" WEST, A DISTANCE OF 380.13 FEET TO A POINT ON THE SOUTHWEST LINE OF SAID CALLED 5.69 ACRES TRACT FOR THE **POINT OF BEGINNING** (X: 3,115,439.03, Y: 13,611,065.77) OF THE HEREIN DESCRIBED EASEMENT;

**THENCE**, THROUGH SAID SUBJECT TRACT OF LAND, SOUTH 46°52'27" EAST, A DISTANCE OF 46.41 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID SUBJECT TRACT FOR THE **POINT OF TERMINATION** (X: 3,115,472.91, Y: 13,611,034.04) OF THE HEREIN DESCRIBED EASEMENT WHICH BEARS NORTH 07°40'06" WEST A DISTANCE OF 346.83 FEET FROM A 1/2 INCH REBAR (X: 3,115,519.19, Y: 13,610,690.31) FOUND FOR THE SOUTHEAST CORNER OF SAID TRACT OF LAND.

THE SIDE LINES OF SAID PIPELINE EASEMENT ARE LENGTHENED OR SHORTENED TO MEET AT ANGLE POINTS AND TO TERMINATE ON SAID PARCEL BOUNDARY LINES.

THE TOTAL LENGTH OF THE ABOVE DESCRIBED SURVEY LINE IS 46.41 FEET (2.81 RODS), WITH THE PIPELINE EASEMENT CONTAINING AN AREA OF 2,321 SQUARE FEET OR 0.05 ACRES OF LAND, MORE OR LESS.

**TEMPORARY WORKSPACE**

TEMPORARY WORKSPACE IS SHOWN ON THE ACCOMPANYING PLAT DATED 09/05/2025, HAVING A TOTAL AREA OF 4,883 SQUARE FEET OR 0.11 ACRES, MORE OR LESS.

**ADDITIONAL TEMPORARY WORKSPACE**

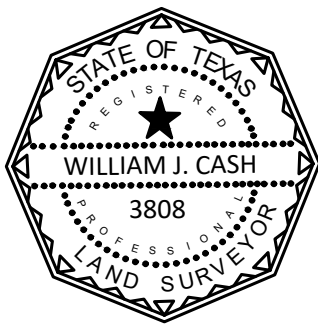
ADDITIONAL TEMPORARY WORKSPACE IS SHOWN ON THE ACCOMPANYING PLAT DATED 09/05/2025, HAVING A TOTAL AREA OF 37,910 SQUARE FEET OR 0.87 ACRES, MORE OR LESS.

**TEMPORARY ACCESS ROAD**

TEMPORARY ACCESS ROAD IS SHOWN ON THE ACCOMPANYING PLAT DATED 09/05/2025, HAVING A TOTAL LENGTH 327.55 FEET (19.85 RODS), HAVING A TOTAL AREA OF 6,540 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.


BEARINGS ARE BASED NAD 83 TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE DETERMINED BY GPS OBSERVATIONS.

I, WILLIAM J. CASH, JR., CERTIFY THAT THE ROUTE FOR THE ABOVE-DESCRIBED EASEMENT WAS SURVEYED ON THE GROUND, THAT THIS DESCRIPTION CORRECTLY REPRESENTS THE FACTS FOUND AT THE DATE SHOWN ON THE ACCOMPANYING PLAT - EXHIBIT "B" OF THE FIELD SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT DOES MEET THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE TEXAS PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD FOR A CATEGORY 2, ROUTE SURVEY.



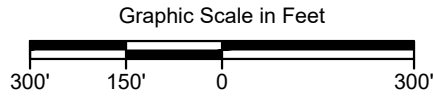
*William Cash 09/05/2025*

WILLIAM J. CASH  
REGISTERED PROFESSIONAL LAND  
SURVEYOR TEXAS REGISTRATION NO. 3808

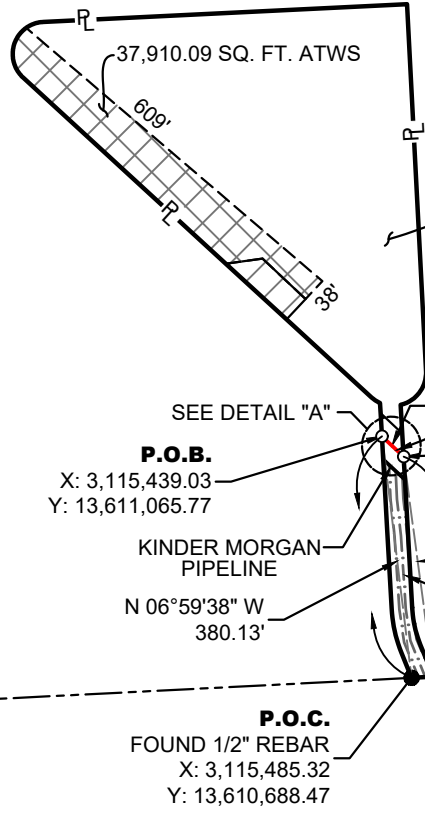
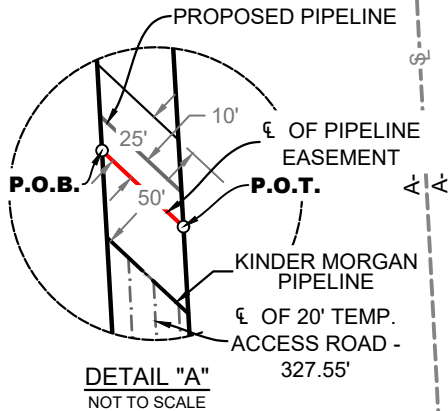
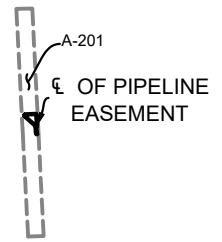
REV	DATE	BY	DESCRIPTION	CHK	MARATHON SWEENEY TO TEXAS CITY PIPELINE - SWTC BRAZORIA COUNTY BRAZORIA COUNTY, TEXAS			
1	09/05/25	AJW	REV. PER CLIENT COMMENTS	WJC	DRAWN BY: CMA	DATE: 09/05/25	DWG. NO.	REV.
0	08/30/25	AJW	ISSUED FOR ACQUISITION	WJC				
A	08/28/25	CMA	ISSUED FOR REVIEW	WJC				
 ENCOMPASS SERVICES, LLC 14800 ST. MARY'S LANE SUITE 230 HOUSTON, TEXAS 77079 OFFICE NUMBER: 832-781-4800 TPLSF# - 10194561					CHECKED BY: WJC	DATE: 09/05/25	SW-TC-106.000 REV 1 SHEET 1 OF 1	1
					SCALE: N.T.S.	PROJ. NO. 66701		

# EXHIBIT "B" BRAZORIA COUNTY, TEXAS

CHARLES B. HUSON SURVEY  
ABSTRACT NO. 201



## VICINITY MAP N.T.S.



LINE TABLE		
NUMBER	BEARING	LENGTH
<b>L1</b>	S 46°52'27" E	46.41'

**SW-TC-106.000**  
BRAZORIA COUNTY  
CALLED 5.69 ACRES  
INSTRUMENT NO. 2012000643  
O.P.R.B.C.TX

**SW-TC-105.000**  
SHANKS 220 INVESTMENT GROUP LLC  
CALLED 170.929 ACRES  
INSTRUMENT NO. 2022044110  
O.P.R.B.C.TX

**P.O.B.**  
X: 3,115,439.03  
Y: 13,611,065.77

**P.O.T.**  
X: 3,115,472.91  
Y: 13,611,034.04

KINDER MORGAN PIPELINE  
N 06°59'38" W  
380.13'

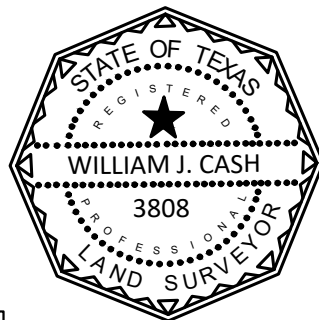
N 07°40'06" W  
346.83'

**P.O.C.**  
FOUND 1/2" REBAR  
X: 3,115,485.32  
Y: 13,610,688.47

FOUND 1/2" REBAR  
X: 3,115,519.19  
Y: 13,610,690.31

### LEGEND

- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING
- P.O.T.** POINT OF TERMINATION
- O.P.R.B.C.TX OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS
- I.R. IRON ROD
- I.P. IRON PIPE
- N.T.S. NOT TO SCALE
- FOUND MONUMENT - AS DESCRIBED
- POINT OF INTERSECTION
- PL — PROPERTY LINE
- CL — CENTERLINE OF PERMANENT EASEMENT
- S — SECTION LINE
- TAR — CENTERLINE OF TEMPORARY ACCESS ROAD



### NOTES:

- THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 2, ROUTE SURVEY.
- BASIS OF BEARING: NAD83, TEXAS STATE PLANE SOUTH CENTRAL, US SURVEY FOOT
- OWNERSHIP AND DEED REFERENCES DETERMINED BY MARATHON.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT - LIMITED TITLE PROVIDED BY MARATHON.

*William Cash 09/05/2025*

WILLIAM J. CASH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3808

**MARATHON**  
SWEENEY TO TEXAS CITY PIPELINE - SWTC  
BRAZORIA COUNTY  
BRAZORIA COUNTY, TEXAS

TOTAL LENGTH OF CENTERLINE: 46.41 FEET = 2.81 RODS  
 PIPELINE EASEMENT: 2,321 SQ. FT. = 0.05 AC.  
 TEMPORARY WORKSPACE (TWS): 4,883 SQ. FT. = 0.11 AC.  
 ADDITIONAL TEMP. WORKSPACE (ATWS): 37,910 SQ. FT. = 0.87 AC.  
 TOTAL LENGTH OF TEMPORARY ACCESS ROAD: 327.55 FEET = 19.85 RODS  
 TEMPORARY ACCESS ROAD (TAR): 6,540 SQ. FT. = 0.15 AC.

REV	DATE	BY	DESCRIPTION	CHK
1	09/05/25	AJW	REV. PER CLIENT COMMENTS	WJC
0	08/30/25	AJW	ISSUED FOR ACQUISITION	WJC
A	08/28/25	CMA	ISSUED FOR REVIEW	WJC

DRAWN BY: CMA      DATE: 09/05/25  
 CHECKED BY: WJC      DATE: 09/05/25  
 SCALE: 1" = 300'      PROJ. NO. 66701

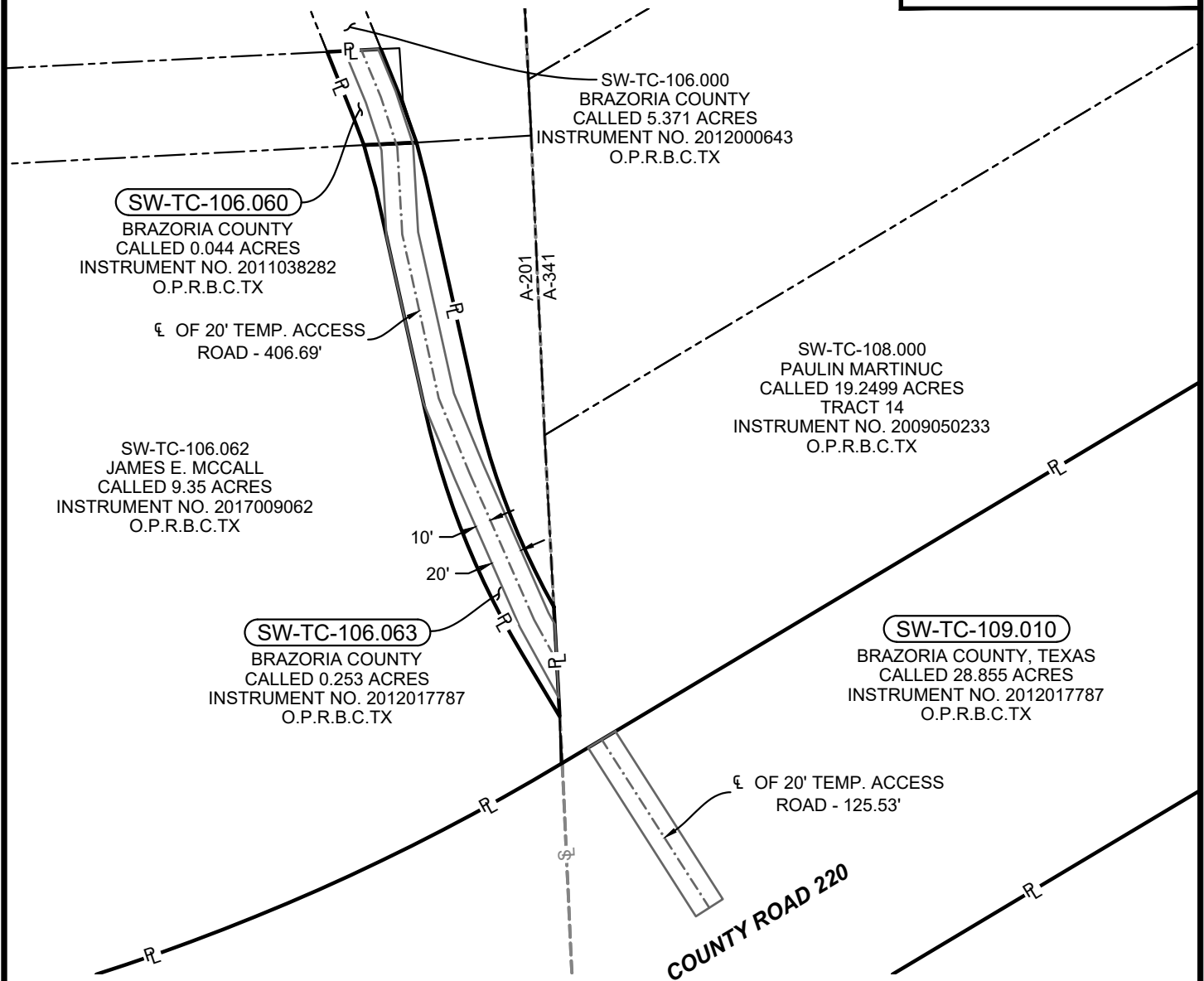
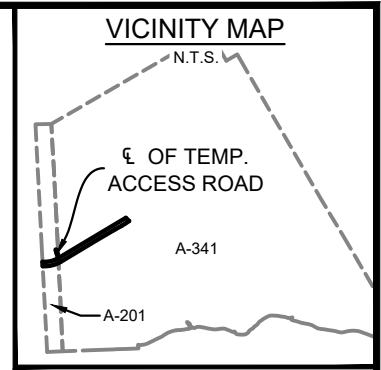
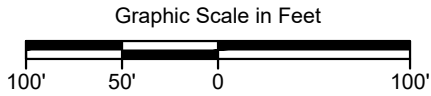
DWG. NO.  
**SW-TC-106.000 REV 1**  
SHEET 1 OF 1

REV.  
1



**EXHIBIT "B"**  
**BRAZORIA COUNTY, TEXAS**

WILLIAM MCDERMOTT SURVEY, ABSTRACT NO. 341  
CHARLES B. HUSON SURVEY, ABSTRACT NO. 201



**LEGEND**

- PROPERTY LINE
- SECTION LINE
- CENTERLINE OF TEMPORARY ACCESS ROAD

TOTAL LENGTH OF TEMPORARY ACCESS ROAD: 532.22 FEET = 32.26 RODS  
 TEMPORARY ACCESS ROAD (TAR): 10,644 SQ. FT. = 0.24 AC.

REV	DATE	BY	DESCRIPTION	CHK
A	01/19/26	CDV	ISSUED FOR REVIEW	WJC

**MARATHON**  
**SWEENEY TO TEXAS CITY PIPELINE - SWTC**  
**BRAZORIA COUNTY, TEXAS**  
**BRAZORIA COUNTY, TEXAS**

	ENCOMPASS SERVICES, LLC 14800 ST. MARY'S LANE SUITE 230 HOUSTON, TEXAS 77079 OFFICE NUMBER: 832-781-4800 TBP LSI# - 10194561	DRAWN BY: CDV	DATE: 01/19/26	DWG. NO.	REV.  A
		CHECKED BY: WJC	DATE: 01/19/26	SW-TC-106.060 - SW-TC-109.010 REV A	
		SCALE: 1" = 100'	PROJ. NO. 66701	SHEET 1 OF 1	