

ORDINANCE 2022-05-05-0305

**APPROVING A NON-EXCLUSIVE 10-YEAR LICENSE AGREEMENT WITH FLINT HILLS RESOURCES CORPUS CHRISTI, LLC, FOR USE OF CITY RIGHT-OF-WAY FOR THE PURPOSE OF INSTALLING AND MAINTAINING FACILITIES TO TRANSPORT OIL, GAS AND OTHER PETROLEUM PRODUCTS.**

\* \* \* \* \*

**WHEREAS**, Flint Hills Resources Corpus Christi, LLC (FHR) operates a 4,000-mile network of pipelines in six states that transport crude oil, natural gas liquids and refined products; and

**WHEREAS**, FHR currently has a private easement for a 16-inch line which is in conflict with the Texas Department of Transportation expansion for the I10/IH410 Interchange Project; and

**WHEREAS**, FHR has acquired a new private easement to relocate the pipeline; and

**WHEREAS**, FHR requested a license agreement from the City to use a portion of City Right-of-Way (ROW) to tie back to the existing line; and

**WHEREAS**, the installation, maintenance, and repair of the facilities over or under the public right-of-way will be done in a manner consistent with all City of San Antonio regulations, including the Right-of-Way Management Ordinance and Utility Excavation Criteria Manual. **NOW THEREFORE:**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The License Agreement between the City of San Antonio and Flint Hills Resources Corpus Christi, LLC is approved in substantially the same form as it appears in Exhibit A.


**SECTION 2.** The City Manager or designee is hereby authorized to execute the License Agreement and any and all documents necessary to fulfill the purpose and intent of this Ordinance.

**SECTION 3.** Funds received for this ordinance for License Agreement fees will be deposited in Fund 11001000, Internal Order 207000000300 and General Ledger 4103130.

**SECTION 4.** The financial allocations in this Ordinance are subject to approval by the Deputy Chief Financial Officer, City of San Antonio. The Deputy Chief Financial Officer may, subject to concurrence by the City Manager or the City Manager's designee, correct allocations to specific Cost Centers, WBS Elements, Internal Orders, General Ledger Accounts, and Fund Numbers as necessary to carry out the purpose of this Ordinance.

**SECTION 5.** This Resolution is effective immediately upon the receipt of eight affirmative votes, or in the event eight affirmative votes are not received, on the tenth day after passage.

**PASSED AND APPROVED** this 5<sup>th</sup> day of May, 2022.



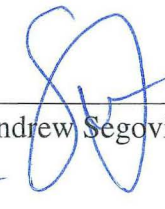
**M A Y O R**  
Ron Nirenberg

**ATTEST:**



Debbie Racca-Sittre, Acting City Clerk

**APPROVED AS TO FORM:**



Andrew Segovia, City Attorney



## City of San Antonio

### City Council Meeting May 5, 2022

17.

2022-05-05-0305

Ordinance approving a non-exclusive license agreement with Flint Hills Resources Corpus Christi, LLC for use of the City's Right-of-Way for the purpose of relocating a 16-inch pipeline, due to a TxDOT project. The total revenue generated by this agreement is \$9,000.00 for the initial term, which will be deposited into the General Fund. [Ben Gorzell Jr., Chief Financial Officer; Troy Elliott, Deputy Chief Financial Officer, Finance]

Councilmember Viagran moved to Approve on the Consent Agenda. Councilmember Rocha Garcia seconded the motion. The motion carried by the following vote:

**Aye:** Nirenberg, Bravo, McKee-Rodriguez, Viagran, Rocha Garcia, Castillo, Cabello  
Havrda, Sandoval, Pelaez, Courage, Perry

SZ  
05/05/2022  
Item No. 17

**EXHIBIT A**  
**COVER SHEET**



**NON-EXCLUSIVE LICENSE AGREEMENT  
FOR USE OF PUBLIC RIGHT-OF-WAY**

This License Agreement ("License Agreement") is made by and between the **CITY OF SAN ANTONIO, TEXAS** (hereafter referred to as "CITY" or "Licensor"), a Texas Municipal Corporation and Home-Rule Municipality, acting by and through its City Manager, or designee, pursuant to Ordinance No. \_\_\_\_\_, passed and approved by the City Council on \_\_\_\_\_, 2022; and **Flint Hills Resources Corpus Christi, LLC.**, (referred to as "Licensee"). The CITY and the Licensee may hereinafter be referred to collectively as the "Parties".

**WHEREAS**, Licensee desires the use of certain public right-of-way within the CITY as described in **EXHIBIT A** for the purpose of constructing a sub-surface pipeline for the transportation of oil, gas, and other petroleum products with the right of ingress and egress to and from the same on, over and through certain public right-of-way as defined by this License Agreement; and

**WHEREAS**, the installation, maintenance, and repair of the 16" outside diameter sub-surface steel pipeline under the public right-of-way will be done in a manner consistent with all City of San Antonio regulations, including the City's Right-of-Way Management Ordinance and Utility Excavation Criteria Manual;

**NOW THEREFORE THE ABOVE PARTIES AGREE TO THE FOLLOWING:**

**SECTION 1. DEFINITIONS**

For purposes of this License Agreement the following terms shall have the same meanings herein. When not inconsistent with the context, words used in the present tense include the future; words in the plural number include the singular number, and words in the singular include the plural. The word "shall" is always mandatory and not merely permissive.

- (a) "CITY" means the City of San Antonio, Texas, a home-rule municipality.
- (b) "Supervisor of Public Utilities " means the Supervisor of Public Utilities and Chief Financial Officer of the City of San Antonio.
- (c) "Director" means the Director of the City's Public Works Department.
- (d) "Excavation Manual" means the Utility Excavation Criteria Manual approved by the Director of Public Works on April 2, 2001 (as amended from time to time) pursuant to the authority granted by the Right-of-Way Management Ordinance.

- (e) "Facilities" means any and all of Licensee's 16 inch outside diameter sub-surface steel pipeline, and related equipment necessary for the installation of the 16 inch outside diameter sub-surface steel pipeline and related equipment as identified and described in the License Agreement.
- (f) "Right-of-Way" or "Public Right-of-Way" means the surface of, and the space above and below, any public street, road, highway, freeway, lane, path, public way or place, sidewalk, alley, boulevard, parkway, drive, or other easement now or hereafter-held by the CITY or over which the CITY exercises any rights of management control.
- (g) "Right-of-Way Management Ordinance" means the San Antonio Right-of-Way Management Ordinance passed by the San Antonio City Council on January 25, 2001 as Ordinance No. 93319, as codified in Chapter 29 of the CITY's Municipal Codes, and as amended.
- (h) "Right-of-Way Manager" means the Manager of the Right-of-Way Management Division of the Public Works Department.

## **SECTION 2. GRANTING CLAUSE**

- (a) The CITY hereby grants Licensee, a non-exclusive license to use and occupy the space above or below those portions of the CITY's Right-of-Way as particularly described in **EXHIBIT A** to this License Agreement in order to install, construct, operate, replace, and maintain the Facilities, together with such valves, fittings, meters and equipment and appurtenances as may be necessary and convenient, for the transportation of oil, gas, and other petroleum products. The location is described with particularity in **EXHIBIT A**, which is attached to this License Agreement and made a part hereof for all purposes. This license shall not permit Licensee to operate a retail natural gas service for customers within the City of San Antonio.
- (b) Licensee's use of the Right-of-Way shall be subject to the terms of the CITY's Right-of-Way Management Ordinance, the CITY's Utility Excavation Manual, the laws of the State of Texas, the CITY's charter and ordinances, and applicable Federal law, as they exist now or may be amended from time to time.

## **SECTION 3. TERM**

The License term and the rights, privilege and authority hereby granted shall be in full force and effect beginning upon final execution of this License Agreement, and shall continue in effect for an Initial Term of ten (10) years.

## **SECTION 4. LICENSE RENEWAL PROCEDURES**



- (a) Upon application by Licensee, this License Agreement may be renewed by the City Manager or designee, at the CITY'S sole discretion, for up to two (2) separate five (5) year Renewal Terms pursuant to the procedures established in this Section, and in accordance with the applicable laws, regulations, and rules of the State of Texas and the City of San Antonio.
- (b) At least three (3) months prior to the expiration of the then-current term of the License Agreement, Licensee shall inform the Office of the Supervisor of Public Utilities in writing of its intent to seek renewal of the License Agreement. During this time period, the Supervisor of Public Utilities may, at their discretion, order a new appraisal of the Right-of-Way used by Licensee and calculate a revised Right of Way Access Fee for the Renewal Term.

## **SECTION 5. INDEMNITY**

- (a) **GENERAL INDEMNITY CLAUSE – LICENSEE COVENANTS AND AGREES TO INDEMNIFY, DEFEND and HOLD HARMLESS, the CITY and the elected officials, employees, officers, directors, volunteers and representatives of the CITY, individually and collectively, from and against any and all costs, claims, liens, damages, losses, expenses, fees, fines, penalties, proceedings, actions, demands, causes of action, liability and suits of any kind and nature, including but not limited to, personal or bodily injury, death and property damage, made upon the CITY directly or indirectly arising out of, resulting from or related to the Licensee's activities under this Agreement, including any acts or omissions of the Licensee, any agent, officer, director, representative, employee, vendor or subcontractor of the Licensee, and their respective officers, agents employees, directors and representatives while in the exercise of the rights or performance of the duties under this Agreement. The indemnity provided for in this paragraph shall not apply to any liability resulting from the negligence of the CITY, its officers or employees, in instances where such negligence causes personal injury, death, or property damage. IF THE LICENSEE AND CITY ARE FOUND JOINTLY LIABLE BY A COURT OF COMPETENT JURISDICTION, LIABILITY SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS FOR THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW AND WITHOUT WAIVING ANY DEFENSES OF THE PARTIES UNDER TEXAS LAW.**

The provisions of this INDEMNITY are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. The Licensee shall advise the CITY in writing within five (5) calendar days of any claim or demand against the CITY or the Licensee known to the Licensee related to, or arising out of the Licensee's activities under this

Agreement and shall see to the investigation and defense of such claim or demand at the Licensee's cost. The CITY shall have the right, at its option and at its own expense, to participate in such defense without relieving the Licensee(s) of any of its obligations under this paragraph.

**Defense Counsel** - CITY shall have the right to select or to approve defense counsel to be retained by the Licensee in fulfilling its obligation hereunder to defend and indemnify CITY, unless such right is expressly waived by CITY in writing. The Licensee shall retain CITY approved defense counsel within ten (10) business days of CITY'S written notice that CITY is invoking its right to indemnification under this License Agreement. If the Licensee fails to retain Counsel within such time period, CITY shall have the right to retain defense counsel on its own behalf, and the Licensee shall be liable for all costs incurred by CITY. CITY shall also have the right, at its option, to be represented by advisory counsel of its own selection and at its own expense, without waiving the foregoing.

**Employee Litigation** - In any and all claims against any party indemnified hereunder by any employee of Licensee, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation herein provided shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Licensee or any subcontractor under worker's compensation or other employee benefit acts.

- (b) Licensee shall be liable for the acts and omissions of its own employees, officers, directors, and any contractors, subcontractors, representatives, agents, or any parties involved directly or indirectly in the construction, installation, maintenance of Licensee's Facilities and proprietary poles. Any act or omission of non-employees, officers, and directors shall be considered an act or omission of the Licensee.
- (c) **Duty to Indemnify Licensor Against Claims Arising from License Agreement.** Licensee shall defend, indemnify and hold the City and its officers, employees, and appointed and elected officials harmless against all damages, cost, loss or expense arising out of, incident to, directly or proximately resulting from the negligence or willful misconduct of Licensee, its employees, officers, directors, contractors, subcontractors, agents, or representatives in the performance of activities under this License Agreement for:
  - (1) the repair, replacement, or restoration of City property, equipment, materials, structures, and facilities which are damaged, destroyed, or found to be defective;



- (2) damage to or loss of the property of any person including, but not limited to Licensee, its agents, officers, employees and subcontractors, the City's agents, officers and employees, and third-parties; and
  - (3) death, bodily injury, illness, disease, worker's compensation, loss of services, or loss of income or wages to any person no matter how, or to whom, the loss may occur.
- (d) **Licensors's Duty to Notify Licensee of Claims** – CITY shall give prompt written notice to Licensee of any claim for which the CITY seeks indemnification. Licensee shall have the right to investigate, defend, and compromise these claims subject to the City Attorney's prior approval. Said approval shall not be unreasonably withheld.
- (e) **Licensors's Consent to Settle Claims** – Licensee may not settle any claim subject to this Section without the consent of CITY, unless (i) the settlement will be fully funded by Licensee, and (ii) the proposed settlement does not contain an admission of liability or wrongdoing by any elected officials, employees, officers, directors, volunteers or representatives of CITY. The CITY's withholding its consent as allowed in the preceding sentence does not release or impair Licensee of any obligations under this Section. Licensee must give CITY at least twenty (20) days advance written notice of the details of a proposed settlement before it becomes binding. Any settlement purporting to bind CITY must first be approved by City Council.
- (f) **EXCLUSION OF DAMAGES – LICENSOR SHALL NOT BE LIABLE TO LICENSEE, OR ITS CUSTOMERS, AGENTS, REPRESENTATIVES, OR EMPLOYEES FOR ANY CLAIMS ARISING FROM THIS LICENSE AGREEMENT FOR LOST REVENUE, LOST PROFITS, LOSS OF EQUIPMENT, INTERRUPTION OR LOSS OF SERVICE, LOSS OF DATA; OR FOR INCIDENTAL, INDIRECT, SPECIAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, WHETHER UNDER THEORY OF CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY, OR OTHERWISE.**

## **SECTION 6. INSURANCE REQUIREMENTS**

- (a) Prior to the commencement of any work under this License Agreement, the Licensee shall furnish copies of all required endorsements and an original completed Certificate(s) of Insurance to the Supervisor of Public Utilities, which shall be clearly labeled "*License Agreement for Use of Public Right-of-Way*" in the Description of Operations block of the Certificate. The original Certificate(s) shall be completed by an agent and signed by a person authorized by that insurer to bind coverage on its behalf. The CITY will not accept Memorandum of Insurance or Binders as proof of insurance. The original certificate(s) or form must have the



agent's original signature, including the signer's company affiliation, title and phone number, and be mailed, with copies of all applicable endorsements, directly from the insurer's authorized representative to the CITY. The CITY shall have no duty to pay or perform under this License Agreement until such certificate and endorsements have been received and approved by the Supervisor of Public Utilities, Finance Department. No officer or employee, other than the CITY's Risk Manager, shall have authority to waive this requirement.

- (b) CITY reserves the right to review the insurance requirements of this Section during the effective period of this License Agreement and any extension or renewal hereof and to modify insurance coverages and their limits when deemed necessary and prudent by the CITY's Risk Manager based upon changes in statutory law, court decisions, or circumstances surrounding this Agreement. In no instance will CITY allow modification whereupon the CITY may incur increased risk. Such review and modification shall not occur more frequently than every five (5) years.
- (c) The Licensee's financial integrity is of interest to the CITY; therefore, the Licensee shall obtain and maintain in full force and effect for the duration of this License Agreement, and any extension hereof, at the Licensee's sole expense, insurance coverage written on an occurrence basis, through self-insurance, or by companies authorized and admitted to do business in the State of Texas and with an A.M Best's rating of no less than A- (VII), in the following types and for an amount not less than the amount listed below:

TYPE	AMOUNTS
1. Workers' Compensation	Statutory
2. Employers' Liability	\$1,000,000/\$1,000,000/\$1,000,000
3. Commercial General Liability Insurance to include coverage for the following: a. Premises/Operations b. Products/Completed Operations c. Personal/Advertising Injury d. Contractual Liability e. Independent Contractors f. Damage to property rented to you	For Bodily Injury and Property Damage of \$2,000,000 per occurrence; \$4,000,000 General Aggregate \$2,000,000 Products & Completed Operations or its equivalent in Umbrella or Excess Liability Coverage
4. Business Automobile Liability a. Owned/leased vehicles b. Non-owned vehicles c. Hired Vehicles	Combined Single Limit for Bodily Injury and Property Damage of \$1,000,000 per occurrence
5. Professional Liability (Claims-made basis)	\$1,000,000 per claim, to pay on behalf of the insured all sums which the insured shall become legally obligated to pay as damages by reason of any act, malpractice, error, or omission in professional services.

6. Environmental Insurance (Contractor's Pollution Liability (Claims made coverage)	\$1,000,000 per occurrence \$2,000,000 general aggregate for claims associated with hazardous materials, to include spills and mitigation
7. Explosion, Collapse, Underground Property Hazard Liability	\$2,000,000 per claim
8. Umbrella or Excess Liability Coverage	\$4,000,000 per occurrence combined limit Bodily Injury (including death) and Property Damage. (per occurrence limit depends on scope of operation)

- (e) The Licensee agrees that with respect to the above required insurance, all insurance policies are to contain or be endorsed to contain the following provisions:
- Name the CITY, its officers, officials, employees, volunteers, and elected representatives as additional insured by endorsement, as respects operations and activities of, or on behalf of, the named insured performed under contract with the CITY, with the exception of the workers' compensation and professional liability policies;
  - Provide for an endorsement that the "other insurance" clause shall not apply to the City of San Antonio where the CITY is an additional insured shown on the policy;
  - Workers' compensation and employers' liability policies will provide a waiver of subrogation in favor of the CITY; and
  - Upon receipt of notice from its insurer, Licensee will provide Licensor with thirty (30) days prior written notice of cancellation.
- (f) Within thirty (30) calendar days of a suspension, cancellation or non-renewal of coverage, the Licensee shall provide a replacement Certificate of Insurance and applicable endorsements to the CITY. The CITY shall have the option to suspend the Licensee's performance should there be a lapse in coverage at any time during this License Agreement. Failure to provide and to maintain the required insurance shall constitute a material breach of this License Agreement.
- (g) In addition to any other remedies the CITY may have upon the Licensee's failure to provide and maintain any insurance or policy endorsements to the extent and within the time herein required, the CITY shall have the right to order the Licensee to stop work hereunder, and/or withhold any payment(s) which become due to the



Licensee hereunder until the Licensee demonstrates compliance with the requirements hereof.

- (h) Nothing herein contained shall be construed as limiting in any way the extent to which the Licensee may be held responsible for payments of damages to persons or property resulting from the Licensee's or its subcontractors' performance of the work covered under this License Agreement.
- (i) It is agreed that the Licensee's insurance shall be deemed primary and non-contributory with respect to any insurance or self-insurance carried by the City of San Antonio for liability arising out of operations under this License Agreement.

It is understood and agreed that the insurance required is in addition to and separate from any other obligation contained in this Agreement and that no claim or action by or on behalf of the City shall be limited to insurance coverage provided.

- (j) The Licensee and any subcontractors are responsible for all damage to their own equipment and/or property.

#### **SECTION 7. ADMINISTRATION OF LICENSE**

- (a) The City Manager or her designee is the principal CITY officer responsible for the administration of this License Agreement. The Right-of-Way Manager shall review the operations of Licensee in the Right-of-Way under this License Agreement.
- (b) Licensee shall remit payment of all fees associated with this License Agreement to the address indicated below:

City of San Antonio  
Revenue Collections  
PO BOX 839975  
San Antonio, TX 78283

- (c) Licensee shall communicate with the Right-of-Way Manager all matters in connection with or affecting the installation, construction, reconstruction, maintenance and repair of Licensee's Facilities in the Right-of-Way and report any material changes regarding Licensee's Facilities.
- (d) Notices required by this License Agreement may be given by registered or certified mail by depositing the same in the United States mail in the continental United States, postage prepaid. Notices given in this manner shall be effective as of the date of deposit thereof in the United States Mail. Either Party shall have the right, by giving written notice to the other, to change the address at which its notices are

to be received. Until any such change is made, notices to CITY shall be delivered as follows:

Finance Department  
City of San Antonio  
P.O. Box 839966  
San Antonio, Texas 78283-3966  
(210) 207-5734  
Attn: Assistant Director,  
Public Utilities

City Clerk's Office  
City of San Antonio  
P.O. Box 839933  
San Antonio, Texas 78283-3933  
(210) 207-7253

Until any such change is made, notices to Licensee shall be delivered as follows:

Flint Hills Resources, LC  
Right-of-Way Group  
4111 E 37<sup>th</sup> Street North T-7H  
Wichita, KS 67220

Copy To: Flint Hills Resources, LC  
ATTN: Right-of-Way  
8125 Up River Rd.  
Corpus Christi, TX 78409

Copies of petitions, applications, communications and reports submitted by Licensee to the Public Utility Commission of Texas concerning or affecting this License Agreement shall be provided to the CITY concurrently with the filing of such documents.

## **SECTION 8. RECORDS**

- (a) Licensee shall keep complete and accurate maps and records of its Facilities. The CITY may require the keeping of additional records or maps which are reasonably necessary for purposes of identifying, accounting for, and reporting changes in Facilities.
- (b) The CITY may, at reasonable times and for reasonable purposes, examine, verify and review the non-proprietary and non-confidential documents, maps, plans and other records of Licensee pertaining to the Facilities installed in the Right-of-Way. Licensee shall make the above records available to the CITY for review within ten (10) working days after requested by the Director or Right-of-Way Manager.

## **SECTION 9. COMPENSATION FOR USE OF RIGHT-OF-WAY**

In exchange for the use and occupancy of the Public Right-of-Way, Licensee shall be required to pay the fees as set forth in this Agreement:

- (a) **Processing Fee.** Licensee shall remit to the CITY a one-time processing fee of \$850.00 dollars thirty (30) days prior to final approval by the director.



(b) **Right-of-Way Access Fees.**

(1) Licensee shall remit \$8,150.00 as consideration for this License Agreement for the Initial Term ("Right of Way Access Fee"). The licensed area must be as wide as Licensee will reasonably need to maintain the licensed Facilities but not more than 20 feet. The Supervisor of Public Utilities has determined the fair market value based on a per-linear-foot basis of the Right-of-Way area associated with the Licensee's pipeline footprint pursuant to the relevant provisions of the San Antonio City Code. Payment of the \$8,150.00 fee shall be due within thirty (30) days after the effective date of the License Agreement.

(2) The Right of Way Access Fee will authorize Licensee to install Facilities on CITY Right-of-Way, but does not grant authority to use poles or other infrastructure of the CITY or utility agencies. The Right-of-Way Manager or Director of Public Works may require Licensee to sign and deliver an agreement setting out the applicable license fee and conditions imposed by CITY departments and utility agencies.

(3) When reasonably conducive to the efficient use of the property on which Facilities are located, and in accordance with the San Antonio City Code and applicable regulations, the Right-of-Way Manager or Director of Public Works may require Licensee to relocate the Facilities, including all related equipment, at Licensee's expense.

(4) Following termination or expiration of this License Agreement for any reason, Licensee must remove or otherwise dispose of all Facilities at its' own expense within six (6) months, unless other applicable law or CITY regulation requires removal at a different date.

## **SECTION 10. ASSIGNMENT OF LICENSE AGREEMENT**

The rights granted by this License Agreement inure to the benefit of Licensee and this License Agreement shall not be assigned, transferred, sold or disposed of, in whole or in part, by voluntary sale, merger, consolidation or otherwise by force or involuntary sale, without the expressed written consent of the CITY, approved by passage of an ordinance. For the purposes of this Section, assignment, transfer, sale, disposal, merger or consolidation shall exclude an assignment or transfer to entities that control, are controlled by, or are under common control with Licensee. Any such consent by the CITY shall not be unreasonably withheld.

## **SECTION 11. FUTURE CONTINGENCY**

Notwithstanding anything contained in this License Agreement to the contrary, in the event that this License Agreement, in whole or in part, is declared or determined by a



judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unrecoverable, unenforceable, void, unlawful, or otherwise inapplicable, Licensee and the CITY shall meet and negotiate an amended License Agreement that is in compliance with the authority's decision or enactment and, unless explicitly prohibited, the amended License Agreement shall provide the CITY with a level of compensation comparable to that set forth in this License Agreement.

## **SECTION 12. VENUE AND GOVERNING LAW**

- (a) **VENUE OF ANY COURT ACTION BROUGHT DIRECTLY OR INDIRECTLY BY REASON OF THIS LICENSE AGREEMENT SHALL BE IN BEXAR COUNTY, TEXAS. THE PROVISIONS OF THE LICENSE AGREEMENT SHALL BE CONSTRUED UNDER, AND IN ACCORDANCE WITH, THE LAWS OF THE STATE OF TEXAS, AND ALL OBLIGATIONS OF THE PARTIES CREATED HEREUNDER SHALL BE PERFORMED IN BEXAR COUNTY, TEXAS.**
- (b) This License Agreement shall be construed in accordance with the CITY Charter and Municipal Code(s) in effect on the date of passage of this License Agreement, and as may be subsequently amended, to the extent that such Charter and Code(s) are not in conflict with or in violation of the Constitution and laws of the United States or the State of Texas.

## **SECTION 13. LICENSE AGREEMENT VIOLATIONS AND TERMINATION**

The Director shall have the right to declare this License Agreement terminated at any time for failure of Licensee to comply with any term, condition, or provision of the License Agreement.

- (a) As to violations of the License Agreement, Licensee will have an opportunity to cure following notice from the CITY. If Licensee fails to cure a violation within thirty (30) days after receiving written notice, then the CITY may pursue termination of this License Agreement.
- (b) Any termination shall be declared in writing by the Director following an opportunity to cure a violation of the License Agreement.
- (c) Licensee shall not be excused from complying with any of the terms and conditions of this License Agreement by the previous failure of the CITY to insist upon or seek compliance with such terms and conditions.

## **SECTION 14. NON-BINDING MEDIATION**

- (a) Prior to filing suit, the parties to this License Agreement shall use non-binding mediation to resolve any controversy, claim or dispute arising under the License Agreement, expressly excluding disputes involving the applicability or effect of superior laws, the constitutionality of any requirement in this License Agreement or the preemptive effect of federal law.
- (b) To initiate non-binding mediation, a Party shall give written notice to the other Party. In the mediation process, the Parties will try to resolve their differences voluntarily with the aid of an impartial mediator, who will attempt to facilitate negotiations. The mediator will be selected by agreement of the Parties. If the Parties cannot agree on a mediator, a mediator shall be designated by JAMS at the request of a Party. Any mediator so designated shall be acceptable to both Parties.
- (c) The mediation will be conducted as specified by the mediator and agreed upon by the Parties. The Parties agree to discuss their differences in good faith and to attempt with the assistance of the mediator, to reach an amicable resolution of the dispute. Any finding by the mediator shall be a non-binding determination.
- (d) The mediation will be treated as a settlement discussion and therefore will be confidential in accordance with Tex. Civ. Prac. & Rem. Code § 154.073. The mediator may not testify for either party in any later proceeding relating to the dispute. No recording or transcript shall be made of the mediation proceedings.
- (e) Each Party will bear its own costs in the mediation. The fees and expenses of the mediator will be shared equally by the parties.

#### **SECTION 15. WAIVER**

None of the material provisions of this License Agreement may be waived or modified except expressly in writing signed by Licensee and CITY, as authorized by City Council by passage of an ordinance. Failure of either Party to require the performance of any term in this License Agreement or the waiver by either Party of any breach thereof shall not prevent subsequent enforcement of this term and shall not be deemed a waiver of any subsequent breach.

#### **SECTION 16. SEVERABILITY**

If any clause or provision of the License Agreement is illegal, invalid, or unenforceable under present or future laws effective during the term of this License Agreement, it is the intention of the Parties hereto that the remainder of this License Agreement shall not be affected thereby, and it is also the intention of the Parties that in lieu of each clause or provision of this License Agreement that is illegal, invalid, or unenforceable, there be added as part of this License Agreement a clause or provision as similar in terms to such illegal, invalid, or unenforceable clause or provision as may be



possible and be legal, valid, and enforceable.

#### **SECTION 17. CAPTIONS**

The captions contained in this License Agreement are for convenience of reference only and in no way limit or enlarge the terms and conditions of this License Agreement.

#### **SECTION 18. EXTENT OF LICENSE AGREEMENT**

This License Agreement, together with any attached exhibits and the authorizing ordinance, embodies the complete agreement of the Parties concerning this License, superseding all oral or written previous and contemporary agreements between the Parties and relating to this Agreement.

#### **SECTION 19. MODIFICATION**

This License Agreement may not be changed orally and no modification, amendment, or waiver of any provision contained in this License Agreement, or any future representation, promise or condition in connection with the subject matter of this License Agreement shall be binding upon any party hereto unless made in writing, approved by the City Council, and signed by both Parties.

The City Manager, his designee, or the Supervisor of Public Utilities shall have the authority to enter into an amendment of this License Agreement without further action by the City Council in order to: 1) make adjustments to the location and length of Facilities identified herein and to recalculate the Right-of-Way Access Fee in accordance with such adjustments; and 2) renew this License Agreement in accordance with the license renewal procedures provided herein.

#### **SECTION 20. AUTHORITY**

The signer of this License Agreement for Licensee hereby represents and warrants that he or she has full authority to execute this License Agreement on behalf of Licensee. This License Agreement shall become effective upon City Council approval and upon the authorized signature of the City Manager or designee.


[Signature Page Follows]

**EXECUTED** and **AGREED** to as of the dates indicated below.

**CITY OF SAN ANTONIO**

**Flint Hills Resources Corpus Christi,  
LLC**

\_\_\_\_\_  
(Signature)

  
\_\_\_\_\_  
(Signature)

Printed Name:

\_\_\_\_\_

Printed

Name:

Phil Gaarder



Title:

\_\_\_\_\_

Title:

Executive Vice President  
- Operations

Date:

\_\_\_\_\_

Date:

4/4/25

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney

**EXHIBIT A**

**Metes and Bounds Locations of Facilities**



# EXHIBIT

## BEXAR COUNTY, TEXAS

CLEMENTE TEXADA SURVEY NO. 133, ABSTRACT NO. 743

### NOTE:

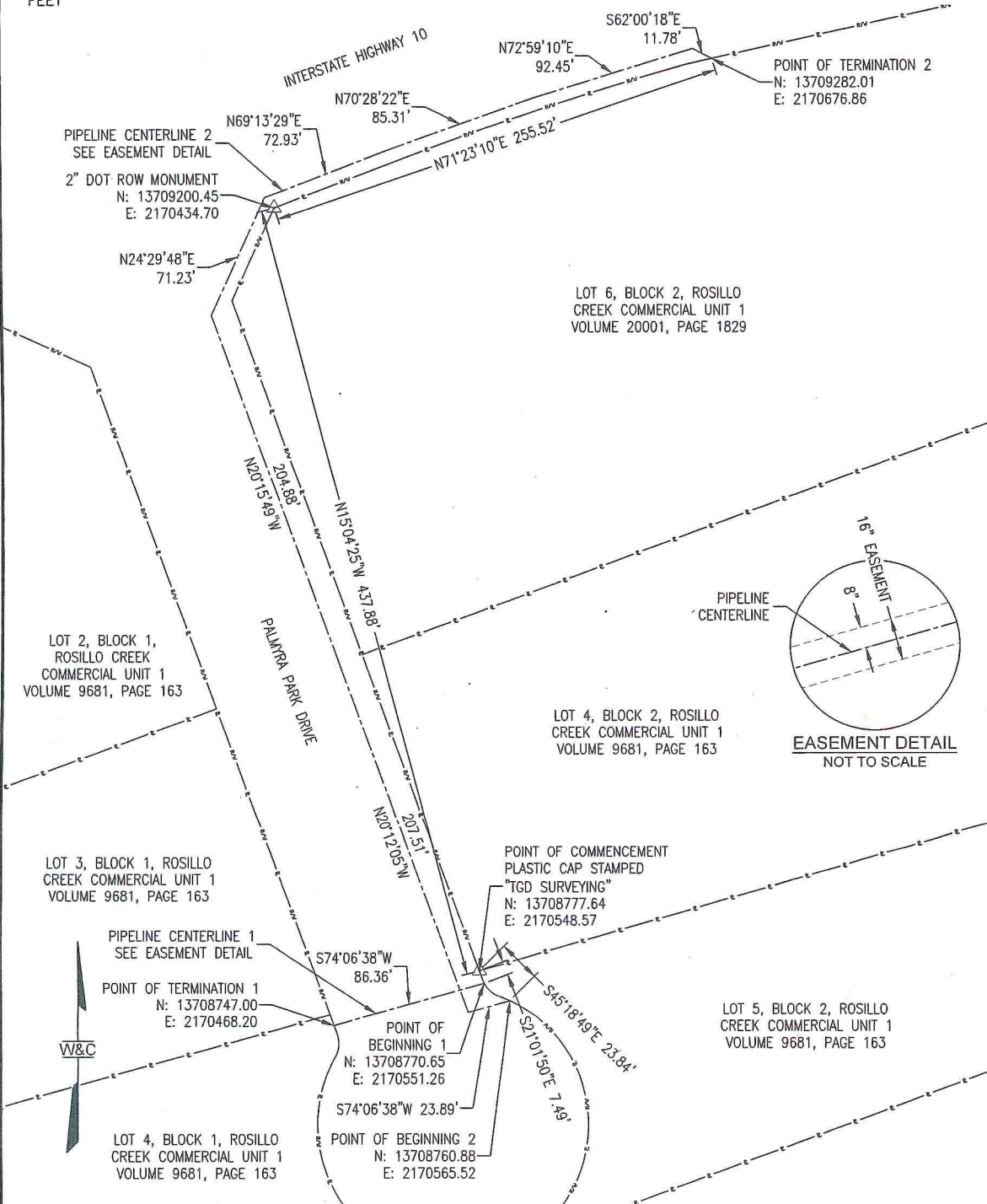
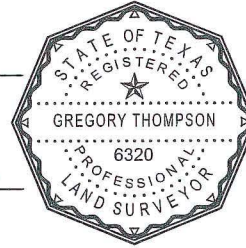
1. COORDINATE SYSTEM IS NAD 83 TEXAS STATE PLANE SOUTH CENTRAL ZONE 4204, US SURVEY FEET
2. PIPELINE CENTERLINE 1 = 86.36 FEET
2. PIPELINE CENTERLINE 2 = 769.98 FEET
3. TOTAL PIPELINE CENTERLINE = 856.34 FEET
4. PIPELINE EASEMENT 1 = 115 SQUARE FEET
5. PIPELINE EASEMENT 2 = 1027 SQUARE FEET
6. TOTAL PIPELINE EASEMENT = 1142 SQUARE FEET

DATE: MARCH 17, 2022

*Gregory Thompson*

Gregory Thompson

Registration Number: RPLS 6320



SHEET NO:

1 OF 1

SCALE:

1" = 70'

PROJECT NO:

20-300-226-00

DRAWN BY:

NWK

CHECKED BY:

GLT

APPROVED BY:

GLT

DATE:

11/22/2021

DATE:

11/22/2021

**WILSON & COMPANY**

Suite 270  
4100 International Plaza  
Fort Worth, TX 76109  
Phone: 817-631-2119

**EXHIBIT FOR PIPELINE  
EASEMENT IN RIGHT OF WAY  
FOR PALMYRA PARK DRIVE  
AND INTERSTATE HIGHWAY 10**

Exhibit For Pipeline Easement

Legal Description

State of Texas

County of Bexar

**Pipeline Easement 1**

Being a 115 square foot tract of land out of Palmyra Park Drive, Rosillo Creek Commercial Unit 1 described in Book 9681, Page 163 recorded in the Records of Deed & Plat of Bexar County, Texas, said 115 square foot tract being a 16" wide corridor, 8" on both sides of the centerline being more particularly described as follows;

Commencing at a plastic cap stamped "TGD SURVEYING" found at the Northwest corner of Lot 5, Block 2, in said Rosillo Creek Commercial Unit 1, said point having a Texas State Plane NAD 83, Texas South Central Zone coordinate of N: 13708777.64, E: 2170548.57, and from which a 2" DOT right of way monument bears N 15° 04' 25" W a distance of 437.88 feet;

Thence S 21° 01' 50" E a distance of 7.49 feet to a point on the West line of said Lot 5, said point being the POINT OF BEGINNING;

Thence S 74° 06' 38" W, leaving said West line, a distance of 86.36 feet to the POINT OF TERMINATION of said easement centerline on the East line of Lot 4, Block 1, in said Rosillo Creek Commercial Unit 1;

Sidelines extend or shorten to the property lines;

Containing 115 square feet, more or less.

**Pipeline Easement 2**

Being a 1027 square foot tract of land out of Palmyra Park Drive, Rosillo Creek Commercial Unit 1 described in Book 9681, Page 163 recorded in the Records of Deed & Plat of Bexar County, Texas, and out of the current right of way for Interstate Highway 10, said 1027 square foot tract being a 16" wide corridor, 8" on both sides of the centerline being more particularly described as follows;

Commencing at a plastic cap stamped "TGD SURVEYING" found at the Northwest corner of Lot 5, Block 2, in said Rosillo Creek Commercial Unit 1, said point having a Texas State Plane NAD 83, Texas South Central Zone coordinate of N: 13708777.64, E: 2170548.57, and from which a 2" DOT right of way monument bears N 15° 04' 25" W a distance of 437.88 feet;

Thence S 45° 18' 49" E a distance of 23.84 feet to a point on the West line of said Lot 5, said point being the POINT OF BEGINNING;

Thence S 74° 06' 38" W, leaving said West line, a distance of 23.89 feet;

Thence N 20° 12' 05" W a distance of 207.51 feet;

Thence N 20° 15' 49" W a distance of 204.88 feet;

Thence N 24° 29' 48" E a distance of 71.23 feet;

Thence N 69° 13' 29" E a distance of 72.93 feet;

Thence N 70° 28' 22" E a distance of 85.31 feet;

Thence N 72° 59' 10" E a distance of 92.45 feet;

Thence S 62° 00' 18" E a distance of 11.78 feet to a point on the current South right of way line of said Interstate Highway 10, said point being the POINT OF TERMINATION of said easement centerline;

Sidelines extend or shorten to the property lines;

Containing 1027 square feet, more or less.

DATE: MARCH 17, 2022

*Gregory Thompson*

Gregory Thompson

Registration Number: RPLS 6320

