

JACKSON COUNTY NAVIGATION DISTRICT

Gary W. Olson, Chairman
Robert Shoemate, Commissioner
Bobby Gendke, Commissioner
Raymond Butler, General Manager
Honorable Ms. Mary Horton, Treasurer

POLICY ON EASEMENTS AND RENEWAL

ORIGINALLY APPROVED MAY 13, 2021

REVISED AND APPROVED JULY 21, 2022

REVISED AND APPROVED JANUARY 18, 2024

REVISED AND APPROVED APRIL 17, 2025

REVIEWED, REVISED, AND APPROVED NOVEMBER 20, 2025 (See highlighted revisions below)

W.R. Butler, General Manager

The Jackson County Navigation District (JCND) is authorized to administer and collect fees for all easements that cross its property within the boundaries of the bottom lands of Navidad/Lavaca Rivers in Jackson County, Texas, as described in a Deed of Sale from the State of Texas to the Jackson County Navigation District dated October 31, 1966, and recorded in Volume 35-B, page 171, of the Deed Records of the State of Texas.

ORIGINAL PIPELINE EASEMENTS

The JCND requires that all prospective Grantees contact the General Manager of the District prior to any construction taking place on its property. The General Manager may be reached at cell phone 713-882-9750, or via email at wrbutler@comcast.net.

All easements for right-of-way on the above property administered by anyone other than the JCND after the date of the October 1966 State of Texas sale of property to JCND are null and void. The State of Texas has acknowledged this fact and declared previous such easements formerly issued by it to be invalid.

Standard Term for all original easements is an initial ten (10) years, followed by a ten (10) year renewal at the same rate as original. Other terms may be negotiable.

Commissioners of the JCND set all fees and conditions for original and renewal easements and approving others to cross its property with pipelines, electrical power lines, and other structures requiring right-of-access. In setting fees for easements, Commissioners may consider:

1. Current Market Value of similar easements in the area,
2. Any applicant delinquency in establishing the initial or renewal easements,
3. Length and diameter of the pipeline, Material transported, Operating pressure,
4. Cooperation of the applicant in establishing the original and renewal easements.

Each pipeline will be considered independently regardless of whether it is "bundled" with multiple lines or located geographically within an existing or adjacent easement.

The Chairman is authorized to negotiate the terms of all easements for presentation to Commissioners for approval at any time. Easement rates as of November 20, 2025, based on above conditions being met, are: \$38.50 per foot of length, up to 16.0 inches outside diameter, \$44.00 per foot of length, over 16.0 inches outside diameter to 24.0 inches outside diameter, \$49.50 per foot of length, over 24.0 inches outside diameter to 32 inches of outside diameter, \$55.70 per foot of length, over 32 inches of outside diameter.

PIPELINE EASEMENT RENEWAL

411 North Wells St. Room 208, Edna, TX 77957

ph. 713-882-9750

wrbutler@comcast.net

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Katherine M. Respondek - Jackson County, TX



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Documentation of pipeline easement renewal will be drafted referring to the terms of the original easement and stating the period for which the renewed easement is valid. Unless otherwise specified the renewed easement will be for a term of ten (10) years. Applicants can request longer periods at time of renewal or original easement.

Fee for the renewed easement will be set by the Commissioners per the existing policy at time of renewal for each individual easement, considering the current market value of similar easements, any issues which may have come up during the easement period, cooperation and adherence to the existing easement terms by the Grantee, and any other pertinent facts which the Commissioners consider impact the renewal fee.

Renewals will only be considered by the JCND for those easements that have not been violated or broken by any period of delinquency. If a period of delinquency or violation of the easement terms exists, the Commission will set the fee for the easement as if it were an original. Unless otherwise specified, the period for a pipeline right-of-way original easement will be ten (10) years, with an additional renewal of ten (10) years at the original rate.

As of November 20, 2025, per action taken by JCND Commissioners, effective December 1, 2025, current renewal fee is dictated by this easement document for all compliant pipeline easements at one dollar and sixty-five cents (\$1.65) per inch of diameter, per foot of length, bank to bank.

POWER LINE EASEMENTS

In compliance with State Law, JCND requires easements for all power lines that cross its property. Terms are ten (10) years, and follow those currently established by the State of Texas General Land Office (TGLO) website.

ADDITIONAL DETAILS

JCND is authorized by law to administer easements to others who wish to cross or otherwise use Navigation District property for purposes such as pipelines, powerlines, placement of equipment, or other reasons for having a presence on or across the property. Specifically, JCND will implement and enforce the following:

1. Require that an easement be obtained from the District prior to crossing or having any presence over, under, across, or on District property, and set terms such as fee schedule, renewal, special requirements, and period of the easement.
2. Administration of all easements will be via the District's General Manager (713-882-9750, or wrbutler@comcast.net).
3. Fee schedule for initial and renewal easements will be set and approved by JCND per the Approved Easement Policy in-force at time of discussion.
4. All fees will be reviewed at least annually at a regular JCND meeting and adjusted as necessary by Commissioners. New fees will become effective on the first (1st) of the month following approval of any adjustment. Commissioners may deviate from this schedule of review by taking action at any time.

Notice of any non-fee-related revision will be posted on the JCND website

<https://www.co.jackson.tx.us/page/jackson.JacksonCountyNavigationDistrict> and will take effect thirty (30) days after posting.

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5. Notice of current pipeline and powerline easement fees will be issued by the District annual and posted on the JCND website at <https://www.co.jackson.tx.us/page/jackson.JacksonCountyNavigationDistrict>, on or about the first (1st) business day of the month following the regular meeting.
6. Period for all original easements will be for ten (10) years and include a renewal easement for an additional ten (10) years at the original rate unless other terms have been approved by the JCND Chairman for an individual agreement.
7. Period for all renewal easements will be for ten (10) years unless other terms have been approved by the JCND Chairman for an individual agreement. Applicants are welcome to request longer periods.
8. All easements must be signed and dated by the JCND Chairman or the designated representative among the Commissioners in order to be valid. All easements must be signed and dated by the applicant. All easement signatures must be validated before a Notary Public.
9. The applicant will insure the format of all easements follows standard legal format, including written description of the easement identifying its location and dimensions, terms, and period of the easement. Included will be a profile view with dimensions, in the case of powerlines or pipelines, a plan view showing its general location, and a detailed plan view including general dimensions and layout. Jackson County Navigation District will provide the template for all applicants to use in structuring the easement. Note that all new pipelines must be a minimum of 25 feet below the river bed elevation.
10. All easements will prominently identify voltage of powerlines or contents of pipelines on site. Physical structures will include full address and phone contact of the applicant and content or voltage of the structure/pipeline. Standard industry format for labelling of pipelines/powerlines for public safety will be followed by the applicant.
11. It is the applicant's responsibility to be aware of the need for an easement and make application to JCND at least sixty (60) days prior to original construction or encroachment or renewal of an existing easement.
12. Failure to timely (within 60 days of expiration) apply for and execute an easement voids all published rates and terms. JCND will approve any fees, penalties, and terms for easements executed after encroachment or expiration.

This policy is hereby approved by JCND, on November 20, 2025, and becomes effective on December 1, 2025.

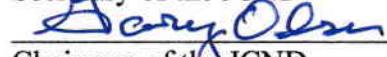
Drafted By JCND General Manager Raymond Butler, P.E., 11/21/25.

APPROVED:



Date 12/15/2025

Secretary of the JCND



Chairman of the JCND

Date 12/15/2025

FILED and RECORDED

Instrument Number: 2025-03213 B: OR V: 742 P: 771

Filing and Recording Date: 12/15/2025 10:47:54 AM Recording Fee: 33.00

I hereby certify that this instrument was FILED on the date and time stamped heron and RECORDED in the OFFICIAL PUBLIC RECORDS of Jackson County, Texas.



KMRespondek

Katherine M. Respondek, County Clerk
Jackson County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.