

To: David Esquivel, PE
City Manager, City of Tomball
401 Market Street
Tomball, TX 77375

From: Lovett Industrial
401 Franklin St, Suite 2555
Houston, TX 77002

Date: January 26, 2026

Re: Interchange 249 Business Park Commitment Letter - Gas Resolution and 16-inch
Waterline Installation

Dear Mr. Esquivel,

We are pleased to present this commitment letter from LIT Interchange 249 to address the following items:

Transfer of Existing Centerpoint Energy Gas Infrastructure to City of Tomball Public Works
LIT Interchange 249 has coordinated the acquisition of Centerpoint Energy (CPE) gas lines. CPE is currently drafting the agreement and upon receipt, a copy of the CPE draft agreement letter shall be sent to the City of Tomball (COT) for review. This item is pending as of the date of this letter.

This acquisition includes the public 6-inch gas main along Boudreaux Road, as well as the private 6-inch and 4-inch gas lines within Interchange 249 Business Park serving existing buildings located at the following addresses: 19201 Hamish Road, 19200 Hamish Road, 13808 Boudreaux Road, and 13804 Boudreaux Road. LIT Interchange 249 will provide funding for the acquisition of the existing Centerpoint Energy gas lines, as shown in *Exhibit A – Gas Infrastructure & 16” Water Line*. City of Tomball public works has agreed to assume ownership and maintenance of these gas lines upon purchase; we anticipate the details will be outlined in the CPE draft agreement.

During the transfer of gas services from Centerpoint Energy to City of Tomball, the City agrees to avoid any gas service interruptions or delays for the current building tenants of the properties listed above. CPE understands that strategic coordination with Tomball Gas will be required prior to severing the connection to the 6” line on Boudreaux at the Shaw intersection. COT will install the connection at Rocky and Boudreaux with a temporary cap at the terminus of the existing CPE 6-inch line on Boudreaux. CPE will then disconnect the 6-inch line at the intersection of Shaw and Boudreaux and cap the line. Once complete, COT will connect the new 6-inch line to the existing 6-inch line as expeditiously as possible to reduce the amount of down time for the existing tenants in the park.

Installation of New Gas Lines to serve Interchange 249 Business Park

LIT Interchange 249 has agreed to coordinate and fund the engineering and material design for the following proposed gas lines. The connection to the existing 6-inch city of Tomball gas line will be moved to the intersection of Rocky Road and Boudreaux Road from the location currently shown on the north side of the retail lot to Rocky Road. This extension will tie to the existing 6-inch line on Boudreaux once the purchase from CPE is complete. The design plans for this connection are being added to design plans C24-0024 to consolidate the gas line project to one overall set . An additional segment will be added to the design plans to tie into the existing 4-inch CPE line serving 19200 Hamish Road (Building 6). All other plan sets previously submitted for the gas lines will be canceled.

The retail project at the southeast corner of the park can connect to the existing 2-inch line serving 13804 and 13808 Boudreaux Road or the 6-inch line if necessary. Refer to *Exhibit A – Gas Infrastructure & 16” Water Line*.

The City of Tomball will lead the effort to complete the construction of the gas line installation. LIT Interchange 249 agrees to provide funding for all materials required for the complete installation and placement of the gas line. This includes, but is not limited to, the gas main, service lines, meters, casings, spacers, and any other related components deemed necessary. The funding shall also cover all required testing associated with the gas line installation, as well as any additional plumbing costs and procurement needs related to tying the newly constructed meter sets into the existing plumbing system upon successful completion of all pressure testing. City of Tomball public works will be responsible for construction project management for these items. All gas line work shall comply with the safety and regulatory requirements for COT and the Railroad Commission of Texas. The construction timeline will be coordinated with the City of Tomball.

Installation of 16-inch Waterline

LIT Interchange 249 has agreed to coordinate the engineering design for the 16-inch waterline from Hamish Road to the existing City of Tomball water tower located at the NE corner of Shaw Road and Boudreaux Road, as shown in *Exhibit A – Gas Infrastructure & 16” Water Line*. The 16-inch waterline has been included in the gas line construction plan set C24-0024. LIT will be responsible for funding design and materials, (including, but not limited to, the water main, service lines, meters, casings, spacers, and any other related components deemed necessary). The funding shall also cover all required testing associated with the water line installation, as well as any additional costs and procurement needs related the system upon successful completion of all pressure testing. COT will be responsible for construction, including construction observation (complete in place) to ensure completion in a timely manner.

The intent of this agreement, as stated and illustrated in Exhibit A, is for the City of Tomball to ultimately acquire all CPE utility lines. Upon acquisition of the CPE gas line, an easement dedication will be required. Additional coordination with LIT will be necessary to facilitate any easement dedications on their property, as applicable.

COT will also require all supporting documentation from CPE related to the existing utility lines,

including record drawings, maintenance records, and any other relevant information or communications pertaining to the life cycle of the asset. The CPE agreement should outline the transfer of infrastructure ownership to comply with TX railroad commissioner and COT. LIT Interchange will endeavor to assist with the agreement negotiations with CPE.

LIT Interchange 249 appreciates the relationship built thus far with the City of Tomball and will continue to work diligently to complete its obligations in accordance with the Agreements. We remain committed to maintaining and strengthening this partnership moving forward.

Sincerely,



Bennett See
Director
Lovett Industrial, LLC

Acknowledged,



David Esquivel
City Manager
City of Tomball

City of Tomball Interactive Map

Exhibit A - Gas Infrastructure & 16" Water Line

- Legend:
- Proposed COT installed gas lines
 - Proposed CPE installed gas lines
 - Existing CPE gas lines to be acquired
 - Existing COT gas lines
 - Proposed 16" Water Line

