

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Zak Covar, *Commissioner*
Richard A. Hyde, P.E., *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 22, 2014

Mr. Brad Bredesen, Environmental Manager
Commercial Metals Company
P.O. Box 911
Seguin, Texas 78156

RE: Municipal Setting Designation (MSD) Certificate for Keystone Equity
Partners, LLC, Old Decatur Road and Northwest Loop 820; MSD No. 254

Dear Mr. Bredesen:

Enclosed is the Municipal Setting Designation Certification for your site. You can use this certification as the basis to avail of the groundwater assessment and remediation flexibility offered in accordance with Texas Health and Safety Code §361.808, consistent with the site-specific circumstances.

If I can be of any further assistance, please do not hesitate to contact me at (512) 239-2992 or via e-mail (jeremy.stefek@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink that reads "Jeremy C. Stefek".

Jeremy C. Stefek, Project Manager
VCP-CA Section
Remediation Division

JCS/jdm

Enclosure: MSD Certificate No. 254

cc: Ms. Elizabeth Hurst, Attorney, Irving, Texas
Mr. Kent Belaïre, Vice President, Halff Associates, Richardson, Texas
Mr. Sam Barrett, TCEQ, Waste Section Manager, DFW Regional Office,
MC R-4

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTING DESIGNATION CERTIFICATE

As provided for in §361.807, Subchapter W, Texas Health and Safety Code (Solid Waste Disposal Act):

I, Beth Seaton, Director of the Remediation Division, Office of Waste, Texas Commission on Environmental Quality, certify the Municipal Setting Designation (MSD) for MSD No. 254, in the City of Fort Worth, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit in Exhibit "B", provided pursuant to Texas Health and Safety Code §361.804(b)(2)(D). This certificate shall continue in effect so long as the institutional control required by Texas Health and Safety Code §361.8065 is maintained in effect.

Any person addressing environmental impacts for a property located in the certified municipal setting designation shall complete any necessary investigation and response action requirements in accordance with Texas Health and Safety Code §361.808, in conjunction with the applicable Texas Commission on Environmental Quality environmental remediation regulation, as modified by Texas Health and Safety Code §361.808.

EXECUTED this the 15th day of July, 2014

Beth Seaton

Beth Seaton, Director
Texas Commission on Environmental Quality

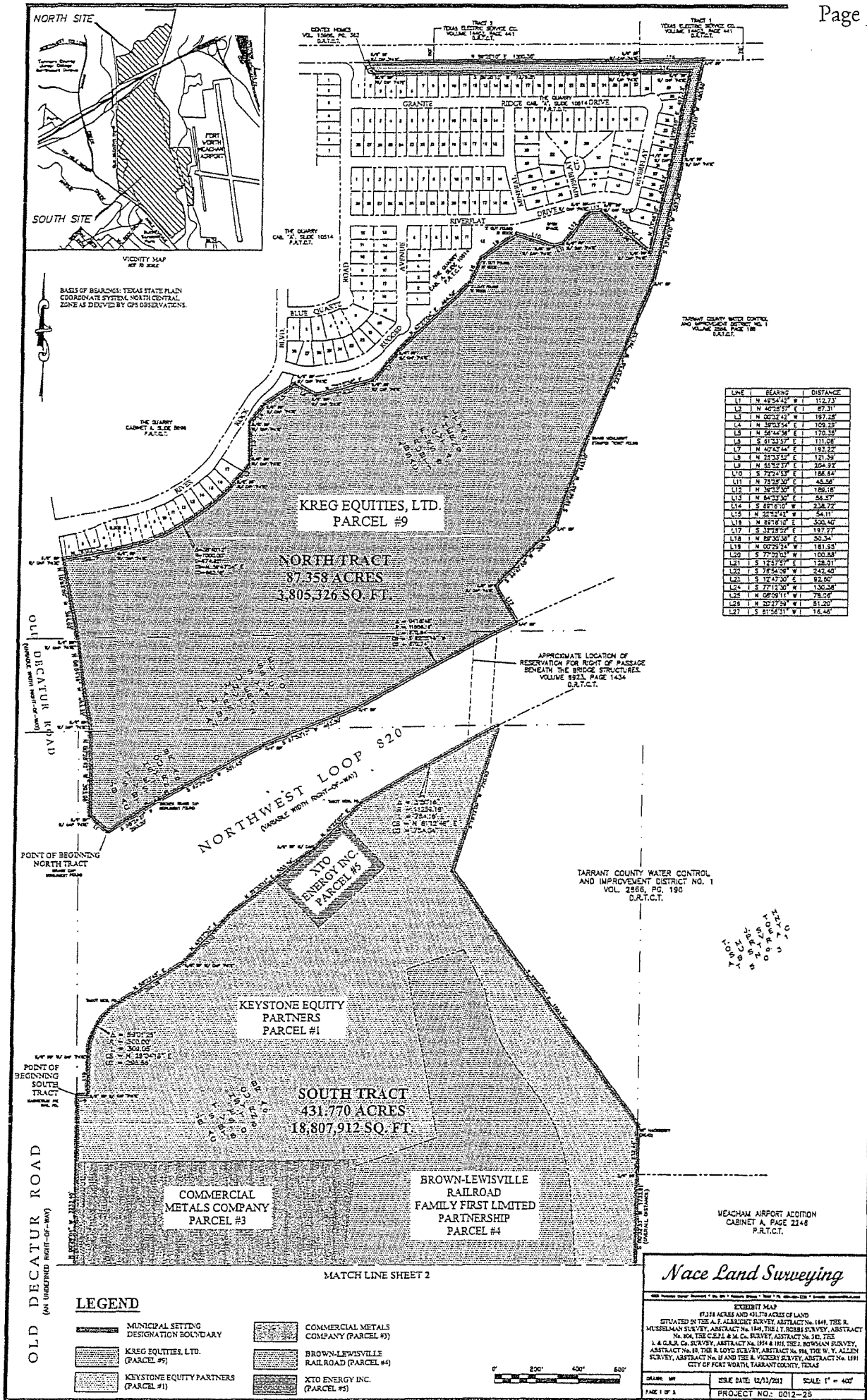


Exhibit A
Quarry Falls Industrial Growth Center No. 1
Metes and Bounds
519.13 Acre Tract

SOUTH TRACT

Being a tract of land situated in the J.T. Hobbs Survey, Abstract No. 806, the C.E.P.I. & M. Co. Survey, Abstract No. 383 the I. & G.R.R. Co. Survey, Abstract No. 1955, the J. Bowman Survey, Abstract No. 80, the R. Loyd Survey, Abstract No. 986, the W. Y. Allen Survey, Abstract No. 15, the I. & G.R.R. Co. Survey, Abstract No. 1954 and the R. Vickery Survey, Abstract No. 1591, Tarrant County, Texas and being the remaining portion of those certain tracts of land as described in deed to KEYSTONE EQUITY PARTNERS, LLC., as recorded in Volume 15441, Page 37 of the Deed Records of Tarrant County, Texas and also being the remaining portion of that certain tract of land as described in deed to THOMAS B. BLANTON, as recorded in County Clerk's Document No. D208415098 of the Deed Records of Tarrant County, Texas and also being the remaining portion of that certain tract of land as described in deed to GREEN EQUITY PARTNERS LLC, as recorded in County Clerk's Document No. D212291342 of the Deed Records of Tarrant County, Texas and also being all of that certain tract of land as described in deeds to COMMERCIAL METALS COMPANY, as recorded in County Clerk's Document No. D212112161 and D212112162 of the Deed Records of Tarrant County, Texas and also being all of that certain tract of land as described in deed to BROWN-LEWISVILLE RAILROAD FAMILY FIRST LIMITED PARTNERSHIP, as recorded in County Clerk's Document No. 2 12293503 of the Deed Records of Tarrant County, Texas and also being all of those certain tracts of land as described in deeds to XTO ENERGY INC., as recorded in County Clerk's Document No. D206339786, D20717542 and D208057378 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a magnesium PK nail found at the intersection of the approximate centerline of Old Decatur Road (an undefined right-of-way) and the southerly right-of-way line of Interstate Highway 820 (a variable width right-of-way);

THENCE, departing the approximate centerline of said Old Decatur Road and along the southerly right-of-way of said Interstate 820 the following courses:

North 89 degrees 30 minutes 36 seconds East, a distance of 50.34 feet to a 5/8" iron rod found with cap stamped 'PATE' for corner;

North 00 degrees 29 minutes 24 seconds West, a distance of 181.95 feet to a 5/8" iron rod found with cap stamped 'PATE' for corner, at the beginning of a non-tangent curve to the right, having a central angle of 59 degrees 01 minutes 25 seconds, a radius of 300.00 feet and being subtended by a 295.56 foot chord which bears North 29 degrees 04 minutes 18 seconds East;

Along said curve to the right in a northeasterly direction, an arc distance of 309.05 feet to a TxDOT monument found for corner;

North 58 degrees 23 minutes 45 seconds East, a distance of 358.29 feet to a 5/8" iron rod found with cap stamped 'PATE' for corner;

North 43 degrees 27 minutes 52 seconds East, a distance of 310.48 feet to a point for corner;

North 51 degrees 33 minutes 11 seconds East, a distance of 503.59 feet to a 5/8" iron rod found with cap for corner;

North 45 degrees 22 minutes 07 seconds East, a distance of 304.74 feet to a TxDOT monument found for corner, at the beginning of a curve to the right, having a central angle of 03 degrees 50 minutes 16 seconds, a radius of 11,259.16 feet and being subtended by a 754.04 foot chord which bears North 61 degrees 12 minutes 46 seconds East;

Exhibit "A"
Page 4 of 8

Along said curve to the right in a northeasterly direction, an arc distance of 754.18 feet to a point for corner; THENCE departing the southerly right-of-way line of said Interstate Highway 820 and along the common easterly lines of said Keystone Equity Partners and the westerly lines of Tarrant County Water Control and Improvement District No. 1 as described in Volume 2866, Page 190 in the Deed Records of Tarrant County, Texas the following courses:

South 18 degrees 12 minutes 09 seconds West, a distance of 720.93 feet to a point for corner;

South 37 degrees 07 minutes 55 seconds East, a distance of 1503.30 feet to a 18" hackberry (dead) found for corner;

South 00 degrees 32 minutes 33 seconds West, at a distance of 232.44 feet passing a 3/4" iron rod found at the northwesterly corner of Meacham Airport Addition, an addition to the City of Fort Worth as recorded in Cabinet A, Page 2246 of the Plat Records of Tarrant County, Texas and proceeding a total distance of 1733.61 feet to a cotton gin spindle found for corner and also being on the easterly line of the aforementioned Thomas B. Blanton tract;

THENCE, along the common easterly lines of said Thomas B. Blanton tract and the westerly lines of said Meacham Airport Addition the following courses:

North 89 degrees 59 minutes 01 seconds East, a distance of 1046.90 feet to a concrete fence post found for corner;

South 08 degrees 45 minutes 54 seconds East, a distance of 692.20 feet to a 5/8" iron rod found with plastic cap stamped 'PATE' for corner;

South 57 degrees 44 minutes 06 seconds West, a distance of 327.90 feet to a steel fence post found for corner;

South 08 degrees 45 minutes 54 seconds East, a distance of 1050.70 feet to a 3/4" iron rod found for corner;

South 79 degrees 09 minutes 54 seconds East, a distance of 208.00 feet to a 3/4" iron rod found for corner;

South 00 degrees 21 minutes 33 seconds East, a distance of 867.26 feet to a 5/8" iron rod found with plastic cap stamped 'PATE' for corner;

South 89 degrees 33 minutes 04 seconds East, a distance of 347.22 feet to a concrete post found for corner on the easterly line of that certain tract of land as described in deed to Sunbelt Cement, Inc. as recorded in Volume 11728, Page 2318 of the Deed Records of Tarrant County, Texas;

THENCE, along the common lines of said Thomas B. Blanton tract and said Sunbelt Cement tract the following courses:

North 01 degrees 03 minutes 21 seconds West, a distance of 458.12 feet to a 5/8" iron rod found with cap stamped '1625' for corner;

North 16 degrees 36 minutes 24 seconds West, a distance of 563.26 feet to a 5/8" iron rod found with cap stamped '1625' for corner;

South 77 degrees 02 minutes 03 seconds West, a distance of 100.88 feet to a 5/8" iron rod found with cap stamped 'PATE' for corner;

South 12 degrees 57 minutes 57 seconds East, a distance of 128.01 feet to a 5/8" iron rod found with cap stamped 'PATE' for corner;

South 76 degrees 54 minutes 09 seconds West, a distance of 242.40 feet to a railroad spike found for corner;

South 12 degrees 47 minutes 30 seconds East, a distance of 92.60 feet to a 3/4" iron rod found for corner;

THENCE along the common easterly lines of said Keystone Equity Partners, L.L.C. tract and the westerly lines of a tract of land as described in deed to Sunbelt Cement Inc., recorded in Volume 11728, Page 2318 the following courses and distances:

Exhibit "A"
Page 5 of 8

South 77 degrees 12 minutes 30 seconds West, a distance of 130.38 feet to a point for corner;

South 13 degrees 02 minutes 11 seconds East, a distance of 329.90 feet to a 5/8" iron rod found with cap stamped '1625' for corner;

South 41 degrees 37 minutes 07 seconds East, a distance of 409.93 feet to an 'x' cut found in concrete for corner;

South 13 degrees 00 minutes 20 seconds East, a distance of 602.05 Feet to a 5/8" iron rod found with cap stamped '1625' for corner;

South 00 degrees 42 minutes 24 seconds East, a distance of 757.46 feet to a 1" iron rod found for corner;

South 48 degrees 54 minutes 31 seconds West, a distance of 722.09 feet to a steel fence post found for corner and also being in the said northeasterly right-of-way line of Angle Avenue (120 foot wide Right-of-Way);

THENCE along the northeasterly right-of-way line of said Angle Avenue the following courses and distances:

North 41 degrees 20 minutes 59 seconds West, along said Angle Avenue, a distance of 2018.75 feet to a 3/4" iron rod found for corner and the beginning of a curve to the left, having a central angle of 14 degrees 21 minutes 35 seconds, a radius of 1180.00 feet and being subtended by a 294.96 foot chord which bears North 48 degrees 31 minutes 47 seconds West;

Along said curve to the left, in a northwesterly direction, an arc distance of 295.74 feet to a bent 5/8" iron rod found for corner;

North 55 degrees 42 minutes 34 seconds West, a distance of 1477.47 feet to a 3/4" iron rod found at the intersection of the northeasterly right-of-way of Angle Avenue and the easterly right-of-way line of the aforementioned Old Decatur Road;

THENCE along the easterly right-of-way line of said Old Decatur Road the following courses and distances:

North 08 degrees 09 minutes 11 seconds West, a distance of 78.06 feet to a 5/8" iron rod found at the beginning of a non-tangent curve to the left, having a central angle of 27 degrees 50 minutes 05 seconds, a radius of 230.00 feet and being subtended by a 110.64 foot chord which bears North 05 degrees 51 minutes 31 seconds East;

Along said curve to the left in a northeasterly direction, an arc distance of 111.74 feet to a 3/4" iron rod found for corner;

North 20 degrees 27 minutes 59 seconds West, a distance of 51.20 feet to a 5/8" iron rod found for corner;

South 81 degrees 56 minutes 31 seconds West, a distance of 16.46 feet to a magnesium pk nail found for corner;

North 08 degrees 22 minutes 12 seconds West, a distance of 429.28 feet to a magnesium pk nail found in the approximate centerline of said Old Decatur Road for corner;

THENCE North 00 degrees 29 minutes 04 seconds West, along the approximate centerline of said Old Decatur Road, a distance of 3233.45 feet to the POINT OF BEGINNING and containing 18,807,912 Square Feet or 431.770 Acres of Land, more or less.

NORTH TRACT

Being a tract of land situated in the J. T. Hobbs Survey, Abstract No. 806, the R. Musselman Survey Abstract No. 1102 and the A. F. Albright Survey, Abstract No. 1849, Tarrant County, Texas and being all of that certain tract of land as described in deed to KREG EQUITIES LTD., as recorded in County Clerk's Document No. D208415133 of the Deed Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Exhibit "A"
Page 6 of 8

BEGINNING at a brass cap monument found at the intersection of the northerly right-of-way line of Interstate Highway 820 (a variable width right-of-way) and the easterly right-of-way line of Old Decatur Road (a variable width right-of-way);

THENCE, departing the northerly right-of-way line of said Interstate Highway 820 and along the easterly right-of-way of said Old Decatur Road the following courses and distances:

North 49 degrees 54 minutes 33 seconds West, a distance of 112.74 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 00 degrees 28 minutes 42 seconds West, a distance of 393.96 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 08 degrees 54 minutes 16 seconds West, a distance of 453.32 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 10 degrees 52 minutes 50 seconds West, a distance of 364.02 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the southwesterly corner of The Quarry addition, an addition to the City of Fort Worth, Texas as recorded in Cabinet A, Slide 8696 and Cabinet A, Slide 10514 of the Deed Records of Tarrant County, Texas;

THENCE, along the northerly lines of said KREG Equities LTD. tract and the southerly lines of The Quarry the following courses and distances:

North 79 degrees 07 minutes 10 seconds East, a distance of 259.75 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the beginning of a curve to the left, having a central angle of 33 degrees 40 minutes 12 seconds, a radius of 1,000.00 feet and being subtended by a 662.18 foot chord which bears North 59 degrees 47 minutes 04 seconds East;

Along said curve to the left in a northeasterly direction, an arc distance of 674.92 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the end of said curve;

North 40 degrees 26 minutes 57 seconds East, a distance of 87.31 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 00 degrees 32 minutes 42 seconds West a distance of 197.28 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 39 degrees 03 minutes 54 seconds East, a distance of 109.29 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 56 degrees 44 minutes 36 seconds East, a distance of 170.35 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

South 61 degrees 33 minutes 57 seconds East, a distance of 111.08 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 75 degrees 15 minutes 58 seconds East, a distance of 274.33 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 40 degrees 43 minutes 44 seconds East, a distance of 193.22 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 47 degrees 27 minutes 04 seconds East, a distance of 464.59 feet to an 'x' cut in rock found for corner;

North 25 degrees 33 minutes 52 seconds East, a distance of 121.39 feet to an 'x' cut in rock found for corner;

North 55 degrees 52 minutes 37 seconds East, a distance of 204.92 feet to an 'x' cut in rock found for corner;

South 72 degrees 24 minutes 53 seconds East, a distance of 186.64 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

Exhibit "A"
Page 7 of 8

North 75 degrees 28 minutes 30 seconds East, a distance of 45.56 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 39 degrees 33 minutes 30 seconds East, a distance of 189.18 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

North 84 degrees 33 minutes 30 seconds East, a distance of 56.57 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

South 50 degrees 26 minutes 30 seconds East, a distance of 300.96 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the southeasterly corner of said The Quarry;

THENCE, along the westerly lines of said KREG Equities LTD. tract and the easterly lines of The Quarry the following courses and distances:

North 13 degrees 46 minutes 10 seconds East, a distance of 435.92 feet to a 5/8" iron rod with cap stamped 'TW BARROW' found for corner;

North 11 degrees 20 minutes 10 seconds East, a distance of 417.73 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the northeasterly corner of said The Quarry;

THENCE, along the southerly lines of said KREG Equities LTD. tract and the northerly lines of The Quarry the following courses and distances:

South 89 degrees 16 minutes 10 seconds West, a distance of 238.72 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

South 89 degrees 35 minutes 10 seconds West, a distance of 1279.81 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the southeasterly corner of a tract of land as described in deed to Centex Homes as recorded in Volume 15988, Page 363 of the Deed Records of Tarrant County, Texas;

THENCE North 22 degrees 52 minutes 42 seconds West, along the northwesterly line of said Keystone Equity Partners tract and the southeasterly line of said Centex Homes tract, a distance of 54.11 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the northeasterly corner of said Centex Homes tract and being on the southerly right-of-way line of the Texas Electric Service Company (tract 2 - 80 foot wide right-of-way) as recorded in Volume 14403, Page 441 of the Deed Records of Tarrant County, Texas;

THENCE North 89 degrees 35 minutes 10 seconds East, along the northerly line of said KREG Equities LTD. tract and the southerly right-of-way line of said Texas Electric Service Company (tract 2), a distance of 1300.35 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner at the intersection on the southerly right-of-way line of said Texas Electric Service Company (tract 2) and the southerly right-of-way line of Texas Electric Service Company (tract 1 - 75 foot wide right-of-way);

THENCE North 89 degrees 16 minutes 10 seconds East, along the northerly line of said KREG Equities LTD. tract and the southerly right-of-way line of said Texas Electric Service Company (tract 1), a distance of 300.40 feet to a 3/4" iron rod found for corner on the westerly line of the Tarrant County Water Control and Improvement District No. 1 as recorded in Volume 2866, Page 188 of the Deed Records of Tarrant County, Texas;

THENCE along the westerly lines of said Tarrant County Water Control and Improvement District No. 1 and the easterly lines of said KREG Equities LTD. tract the following courses and distances:

South 11 degrees 20 minutes 10 seconds West, a distance of 480.60 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

South 13 degrees 46 minutes 10 seconds West, a distance of 557.30 feet to a 3/4" iron rod found for corner;

South 22 degrees 33 minutes 58 seconds West, a distance of 791.32 feet to a brass monument stamped 'TCWC' found for corner;

South 19 degrees 46 minutes 58 seconds West, a distance of 445.10 feet to a 3/4" iron rod found for corner;

South 44 degrees 47 minutes 58 seconds West, a distance of 398.70 feet to a 5/8" iron rod with cap stamped 'PATE' found for corner;

Exhibit "A"

Page 8 of 8

South 32 degrees 28 minutes 02 seconds East, a distance of 197.27 feet to a 3/4" iron rod found for corner on the northerly right-of-way line of the aforementioned Interstate Highway No. 320 and being the beginning of a non-tangent curve to the left, having a central angle of 04 degrees 16 minutes 48 seconds, a radius of 11,659.16 feet and being subtended by a 870.74 foot chord which bears South 62 degrees 25 minutes 14 seconds West;

THENCE, along the northerly right-of-way line of said Interstate Highway No. 320 and the southerly line of said KREG Equities LTD. tract the following courses and distances:

Along said curve to the left in a southwesterly direction, an arc distance of 870.94 feet to a 3/4" iron rod found for corner at the end of said curve;

South 67 degrees 53 minutes 17 seconds West, a distance of 462.80 feet to a 3/4" iron rod found for corner;

South 62 degrees 34 minutes 02 seconds West, a distance of 551.45 feet to a monument (broken) found for corner;

South 58 degrees 24 minutes 27 seconds West, a distance of 293.20 feet to the POINT OF BEGINNING and containing 3,805,326 square feet or 87.358 acres of land, more or less.

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared
Tom Blanton, as an authorized representative of
Keystone Equity Partners, LLC, known to me to be the person
whose name is subscribed below who being by me first duly sworn, upon their oath,
stated as follows:

I am over the age of 18 and legally competent to make this affidavit. I have personal knowledge of the facts stated herein.

I affirmatively state that (place an X in all applicable blanks)

- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility criteria provided by THSC 361.803 have been satisfied and are included with the application.
- A true and accurate copy of a legal description of the proposed MSD property is included with the application.
- Notice has been provided in accordance with THSC 361.805.
- A copy of an ordinance or restrictive covenant and any required resolutions are provided in this application or will be provided before the executive director certifies this application.

Tom Blanton
Signature

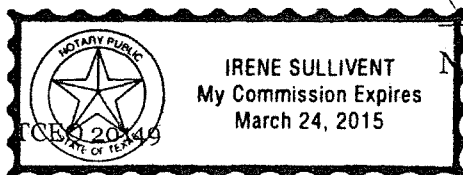
Date: 1-21-14

Tom Blanton
Printed Name

President
Title

STATE OF Texas
COUNTY OF Tarrant

SUBSCRIBED AND SWORN before me on this the 21st day of
January 2014, to which witness my hand and seal of office.



Irene Sullivent
Notary Public in and for the State of Texas