

Bryan W. Shaw, Ph.D., *Chairman*
Carlos Rubinstein, *Commissioner*
Toby Baker, *Commissioner*
Zak Covar, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 6, 2013

Mr. Carter Bechtol, Church Elder
Grace Bible Church, EFCA
1111 West 14th Street
Houston, Texas 77008

RE: Municipal Setting Designation (MSD) Certificate for Former Seatex
Corporation Property, 6325 Hurst Street, Houston, Harris County, Texas;
MSD No. 234

Dear Mr. Bechtol:

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) 239-3044 or via e-mail (Mark.Riggle@TCEQ.Texas.gov).

Sincerely,

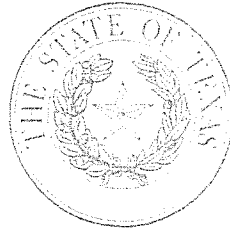
A handwritten signature in black ink that reads "Mark R. Riggle".

Mark R. Riggle, P.G., Project Manager
VCP-CA Section
Remediation Division

MRR/mdh

Enclosure

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, Zak Covar, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation (MSD) for MSD No. 234, in the City of Houston, 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 20th day of August, 2013

A handwritten signature in black ink, appearing to read "Zak Covar", written over a horizontal line.

Zak Covar
Executive Director
Texas Commission on Environmental Quality

EXHIBIT "A"

MSD No. 234

GRACE BIBLE CHURCH
8.864 ACRES

JANUARY 18, 2012
JOB NO. 537-01

DESCRIPTION OF A 8.864 ACRE TRACT OF LAND
SITUATED IN THE
JOHN REINERMAN SURVEY ABSTRACT NUMBER 642
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

BEING a 8.864 acre tract of land situated in the John Reinerman Survey, Abstract Number 642, City of Houston, Harris County, Texas, being all of PROVIDENCE PARK, a Subdivision recorded under Film Code Number 613134, of the Harris County Map Records and recorded in a Deed to Grace Bible Church EFCA, recorded under Harris County Clerk's File Number 20100001580, said 8.864 acre tract of land described by metes and bounds as follows;

BEGINNING at a 5/8-inch iron rod with cap stamped "TSI Kevin Kolb RPLS" found marking the northwest corner of the herein described tract of land, same being the northeast corner of GTM ACRES a Subdivision recorded under Film Code Number 525109, of the Harris County Map Records and being in the south right-of-way line of Hurst Street (50 foot wide) Volume 359, Page 461 of the Harris County Deed Records and under Film Code Number 613134, of the Harris County Map Records;

THENCE, N 87° 45' 47" E, a distance of 737.78 feet along the south right-of-way line of said Hurst street to a 5/8-inch iron rod with cap stamped "TSI Kevin Kolb RPLS" found for the northeast corner of the herein described tract of land in the west line of TIMBERGROVE MANOR, SECTION 5, recorded in Volume 40, Page 50 of the Harris County Map Records;

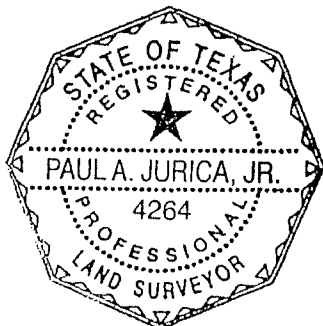
THENCE, S 02° 45' 10" E, a distance of 517.99 feet along said west line to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for an angle point;

THENCE, S 01° 39' 14" E, a distance of 4.06 feet along said west line to a 5/8-inch iron rod with cap stamped "TSI Kevin Kolb RPLS" found for the southeast corner of the herein described tract of land same being the northeast corner of a called 15.167 acre tract of land recorded under Harris County Clerk's File Number S443456;

THENCE, S 87° 33' 57" W, a distance of 737.85 feet along the north line of said 15.167 acres to a 5/8-inch iron rod with cap stamped "TSI Kevin Kolb RPLS" found for the southwest corner of the herein described tract of land same being the southeast corner of a tract of land recorded in a deed to TEXAS AND NEW ORLEANS RAILROAD COMPANY in Volume 2829, Page 470 of the Harris County Deed Records;

THENCE, N 02° 44' 04" W, at a distance of 20.00 feet pass the northeast corner of said TEXAS AND NEW ORLEANS RAILROAD COMPANY tract of land same being the southeast corner of said GTM ACRES and continuing for a total distance of 524.60 feet to the **POINT OF BEGINNING** and containing 8.864 acres (386,128 Sq. Ft.) of land.

Bearing orientation is based on the Texas Coordinate System, South Central Zone 4204, NAD-83 established by GPS and is referenced to monuments found as cited herein




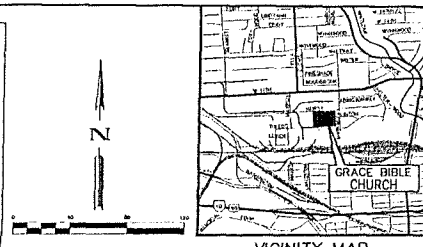
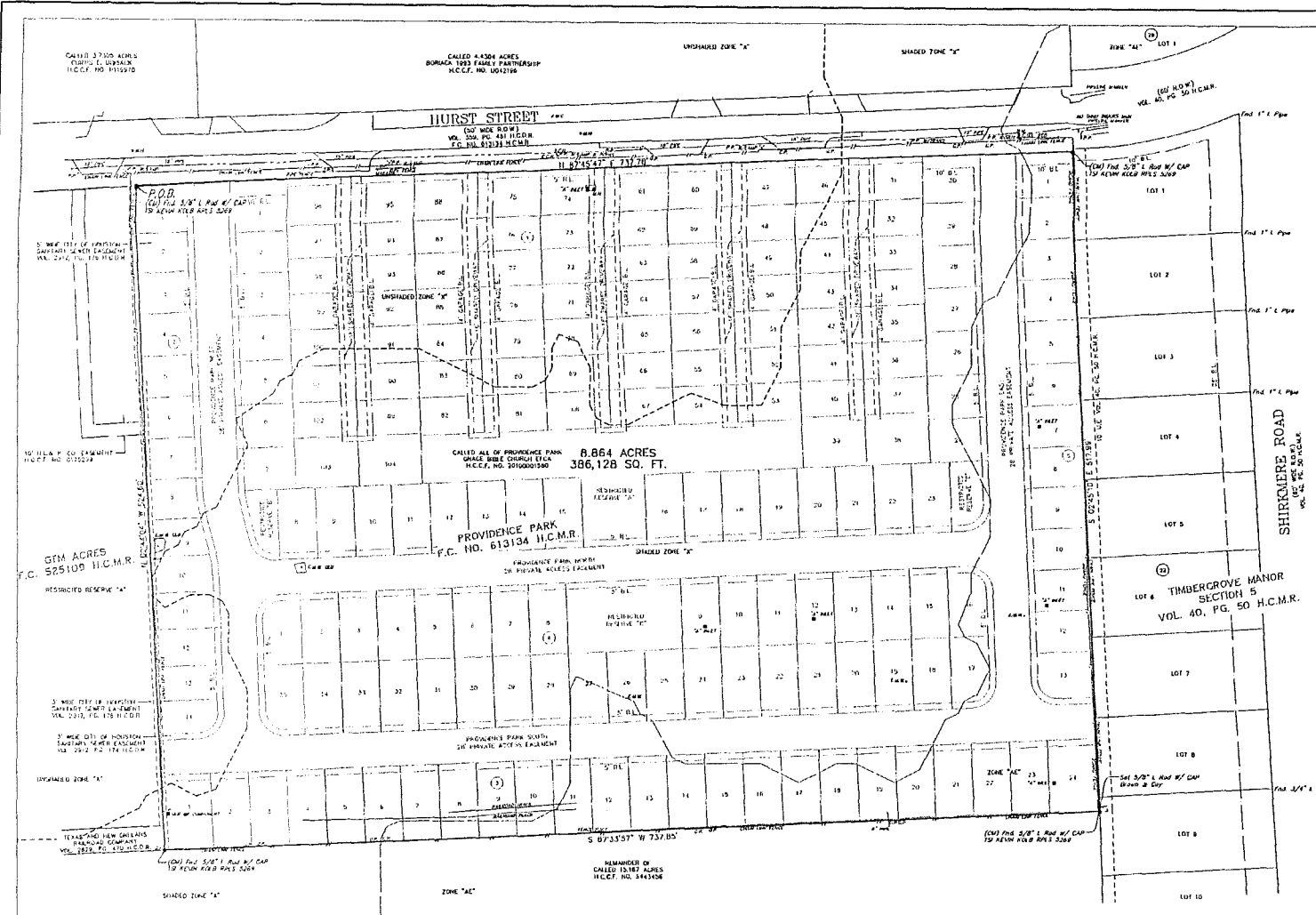

Paul A. Jurica, Jr RPLS No. 4264
Brown & Gay Engineers, Inc.
10777 Westheimer Road, Suite 400
Houston, Texas 77042
Telephone: (281) 558-8700

EXHIBIT "A"

MSD No. 234



DESCRIPTION OF A 8.864 ACRE TRACT OF LAND SITUATED IN THE JOHN REINERMAN SURVEY ABSTRACT NUMBER 412 CITY OF HOUSTON, HARRIS COUNTY, TEXAS.

BEING a 8.864 acre tract of land situated in the JOHN REINERMAN Survey, Abstract Number 412, City of Houston, Harris County, Texas, being all of PROVIDENCE PARK, a Subdivision recorded under File Code Number 81331, of the Harris County Map Records and recorded in a Deed to Grace Bible Church F.C.A. recorded under Harris County Clerk's File Number 2500920309, and being also a tract of land described by metes and bounds as follows:

BEING in a 5/8-inch iron rod with cap stamped "72 KEAN ROB SPLS" found marking the northeast corner of the lands described tract of land, more being the northeast corner of GIM ACRES subdivision recorded under File Code Number 529109, of the Harris County Map Records and being in the south right-of-way line of Hurst Street (50 feet wide) Volume 356, Page 46 of the Harris County Deed Records and under File Code Number 81331, of the Harris County Map Records;

THENCE, N 87° 45' 17" E, a distance of 737.78 feet along the south right-of-way line of said tract area for a 5/8-inch iron rod with cap stamped "72 KEAN ROB SPLS" found for the northeast corner of the lands described tract of land in the west line of BERTRAND MANOR, SECTION 5, recorded in Volume 40, Page 50 of the Harris County Map Records;

THENCE, S 02° 45' 10" E, a distance of 517.99 feet along said east line to a 5/8-inch iron rod with cap stamped "Brown & Gay" set for an angle point;

THENCE, S 03° 31' 11" E, a distance of 430.00 feet along said west line to a 5/8-inch iron rod with cap stamped "72 KEAN ROB SPLS" found for the southwest corner of the lands described tract of land being the northeast corner of a 10.64 acre tract of land recorded under File Code Number 544330;

THENCE, S 03° 31' 37" W, a distance of 737.45 feet along the north line of said 10.64 acre tract to a 5/8-inch iron rod with cap stamped "72 KEAN ROB SPLS" found for the southeast corner of the lands described tract of land being the northeast corner of said 10.64 ACRES and extending for a total distance of 521.00 feet to the POINT OF BEGINNING and containing 8.864 acres (386,128 Sq. Ft.) of land.

- LEGEND
- DI. ONE-DAY LINE
 - (TM) CONTROL SURVEYMENT
 - TL. ELECTRIC CONDUIT
 - C.W. EXHAUSTION WITH MOUNTAIN WELL
 - IC. FLOW LINE
 - P. POLE
 - FD. FENCE
 - GP. GATE POST
 - N.C.H. HARRIS COUNTY CLERK'S FILE
 - N.C.M. HARRIS COUNTY DEED RECORDS
 - H.C.M. HARRIS COUNTY MAP RECORDS
 - M. MOUNTAIN
 - TG. TRAIL
 - FD. FENCE
 - P.D. POINT OF BEGINNING
 - PK. PUBLIC PLACE
 - R. RAILROAD
 - S.U. UTILITY
 - T. TRAIL
 - V.F. VENTILATION FAN
 - W.F. WATER FACILITY
 - M.E. WATER METER
 - M.V. WATER VALVE

- Notes:
- Boundary definition is based on Texas State Plane Coordinate System South Central Zone 4204, NAD83, State Factor = 0.99994223.
 - The property has an unshaded Zone "C" (Zone determined to be outside the 100-foot setback boundary) shaded Zone "B" (Zone determined to be within 100 feet of 10' setback boundary with coverage depths of less than 1-foot) and with depths greater than 1-foot. Zone "B" and "C" are determined by means from 15 annual closure readings and in Zone "AC" (Sprinkler head hazard zone) subject to modification by the 15 annual closure readings. Zone "B" and "C" are subject to the 15 annual closure readings. Zone "B" and "C" are determined by the 15 annual closure readings. Zone "B" and "C" are determined by the 15 annual closure readings. Zone "B" and "C" are determined by the 15 annual closure readings.
 - Property is subject to restrictive covenants set out in Harris County Clerk's File Number 408572 and File Code 81331 of the Harris County Map Records.
 - The property is subject to the terms, conditions, provisions and stipulations of City of Houston Ordinance 27091 covering the siting and operation of fuel storage and the establishment of building setbacks being subject to the same terms and conditions.
 - This survey was made in reliance upon that certain Title Report issued by Stewart Title Company, File Number 062030415, dated August 01, 2012.
 - The square footage value shown herein is a mathematical value calculated from the boundary data shown herein. This value in no way represents the precision of corners of this survey or the accuracy of corner monuments found or placed.
 - Subject to agreement for the construction, installation and maintenance of an underground/overhead electrical service distribution system, an wet earth in wetland area located under File No. 2007004137 of the Flood Property Record of Harris County, Texas.

I, Paul A. Jurka, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to Grace Bible Church F.C.A. and Stewart Title Company that this map accurately represents a survey conducted on the ground in accordance with the Texas Society of Professional Surveyors standards and specifications for a Category 1B, Condemnatory Survey.

Surveyed this 14 day of August, 2012.



BROWN & GAY ENGINEERS, INC.
 10777 Hammer Lane, Houston, TX 77042
 Tel: 281-558-8700 Fax: 281-558-8791
 - Civil engineers and surveyors -

BOUNDARY SURVEY OF
 8.864 ACRES OF LAND
 SITUATED IN THE
 JOHN REINERMAN SURVEY A-642
 CITY OF HOUSTON
 HARRIS COUNTY, TEXAS

PARTY COME: BR	PLANS DATE: AUGUST 15, 2012	SHEET 1
RECORDING: BK	SCALE: 1" = 40'	
DATE: 8/15/12	DATE: 8/15/12	
DRAWN BY: P.A.J.	DATE: 8/15/12	
CHECKED BY: P.A.J.	DATE: 8/15/12	

Exhibit B
MSD No. 234
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Carter Bechtol, as an authorized representative of Grace Bible Church E FCA, 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.

[Signature]
Signature

Date: 6-13-13

CARTER BECHTOL
Printed Name

VP
Title

STATE OF Texas

COUNTY OF HARRIS

June SUBSCRIBED AND SWORN before me on this the 13th day of 2013, to which witness my hand and seal of office.

Notary Public in and for the State of Texas

