Buddy Garcia, Chairman
Larry R. Soward, Commissioner
Bryan W. Shaw, Ph.D., Commissioner
Mark R. Vickery, P.G., Executive Director



### TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

September 4, 2009

Mr. Gregg Rogers
Legal counsel for Nationwide Life Insurance Company
Guida, Slavich & Flores, P.C.
750 N. St. Paul Street, Suite 200
Dallas, Texas 75201

RE: Municipal Setting Designation (MSD) Certificate for Pinetree Centre and Northwest Village - Longview, 2010-2011 Gilmer Road; 1703-1753, 1809 NW Loop 281, Longview, Gregg County, Texas; MSD No. 114

Dear Mr. Rogers:

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) 239-3429 or via e-mail (ssetteme@tceq.state.tx.us).

Sincerely,

Scott Settemeyer, P.G., Project Manager

VCP Team 1, VCP-CA Section

Remediation Division

DSS/jdm

Enclosure

cc: Ms. Christine Whitney, VCP Nos. 286 and 272 Project Manager, Remediation Division, MC-221

P.O. Box 13087 • Austin, Texas 78711-3087 • 512-239-1000 • Internet address: www.tceq.state.tx.us

#### 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, Mark R. Vickery, Executive Director of the Texas Commission on Environmental Quality certify the Municipal Setting Designation for MSD No. 114, in the City of Longview, 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 1 st day of September, 2009

Mark R. Vickery, P.G.

Executive Director

Texas Commission on Environmental Quality



SCALE: 1" = 300'

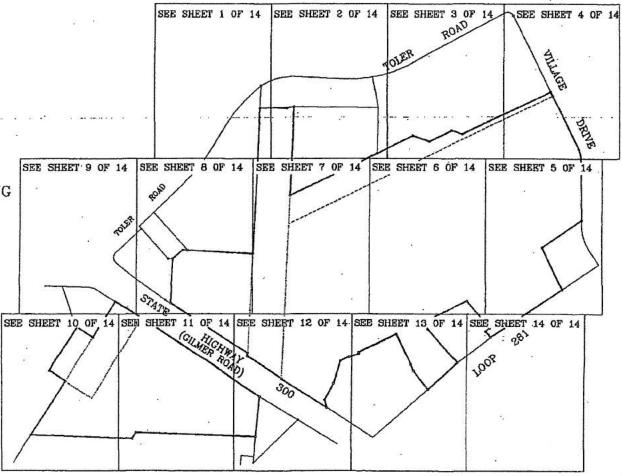
DATE: NOVEMBER 19, 2008

#### PREPARED BY

BLACKALLER ENGINEERING CIVIL ENGINEERING & SURVEYING

P.O. Box 10231 Longview, Texas 75608 PH (903) 759-5048 (903) 297-3088 PH (903) 759-5048





DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION APPLICATION 21.697 ACRES IN THE CITY OF LONGVIEW DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS COMPOSITE MAP - SHEET INDEX

NOTE: THE BEARING BASIS FOR THIS SURVEY IS N 57'33'45" W FOR THE NORTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 300 (GILMER ROAD) PER DEED RECORDED IN VOL. 2609, PG. 505, DEED RECORDS, AS SHOWN ON SHEET 11 OF 14.

LINE	BEARING	DISTANCE	
L17	N 89°44'42" E	84.10	
L18	N 02*37'39" E	72.28'	

DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION APPLICATION
21.697 ACRES IN THE CITY OF LONGVIEW
DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS

SCALE: 1" = 50' 25

DATE: NOVEMBER 19, 2008

PREPARED BY

BLACKALLER ENGINEERING
CIVIL ENGINEERING & SURVEYING
P.O. Box 10231 Longview, Texas 75608
PH (903) 769-5048 (903) 297-3086



5/8" STEEL REBAR FND. TRACT TWO, 0 ERNEST C. P VOL. 3038, F 01-02-1 L17 3/8" STEEL REBAR FND. 468.31 LOT 1-C REPLAT OF BLOCK 2 HICKORY RIDGE APARTMENTS AND CORPORATE CENTER, PHASE 1 VOL. 3013, PG. 506 02'37'39" Z SHEET 1 OF 14

LINE	BEARING	DISTANCE
L17	N 89'44'42" E	84.10'
L19	N 82'25'31" E	22.99'

DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION
21.697 ACRES IN THE CITY OF LONGVIEW
DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS

SCALE: 1" = 50' 25

DATE: NOVEMBER 19, 2008

PREPARED BY

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LEGEND

3/8" STEEL REBAR SET

60' ROW

TOLER

ROAD

ROW LINE

TRACT TWO, 0.865 AC. ERNEST C. PHILLIPS VOL. .3038, PG. 278 01-02-1997

L19 L17

5/8" STEEL REBAR FND.

₹ 02'14'19"

S

3/4" STEEL REBAR FND.

TRACT 12 ERNEST C. PHILLIPS VOL. 2481, PG. 365 03-11-1993

SHEET 2 OF 14

(129.987) 129.98

RESIDUE OF LOT 2, BLOCK 2 EFEHICKORY RIDGE APARTMENTS AND CORPORATE CENTER, PHASE 2 VOL. 1570. PG. 459





LINE	BEARING	DISTANCE
L20	S 70'49'11" E	56.51
L21	N 64'07'15" E	79.69
122	5 70'52'45" F	35.36



SCALE: 1" = 50'

25 50

DATE: NOVEMBER 19, 200B

#### LEGEND

3/B" STEEL REBAR SET

TOLER

DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION 21.697 ACRES IN THE CITY OF LONGVIEW DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS



(129.98') 129.98

#### PREPARED BY BLACKALLER ENGINEERING

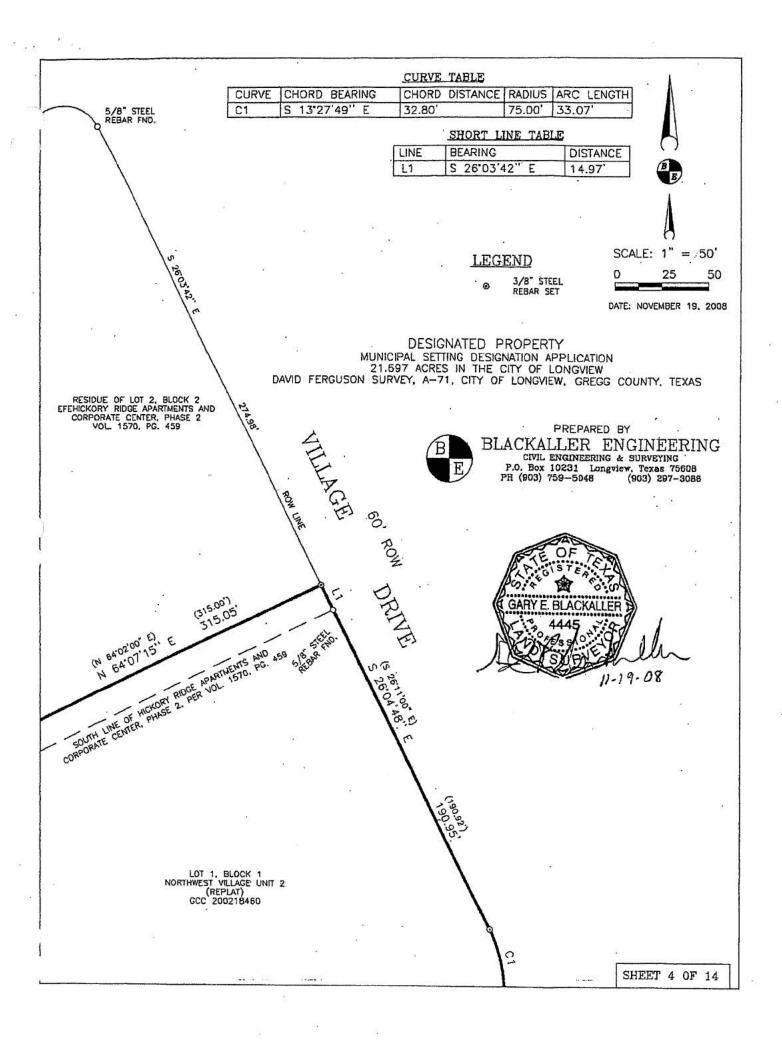
CIVIL ENGINEERING & SURVEYING
P.O. Box 10231 Longview, Texas 75608
PH (903) 759-5048 (903) 297-3086

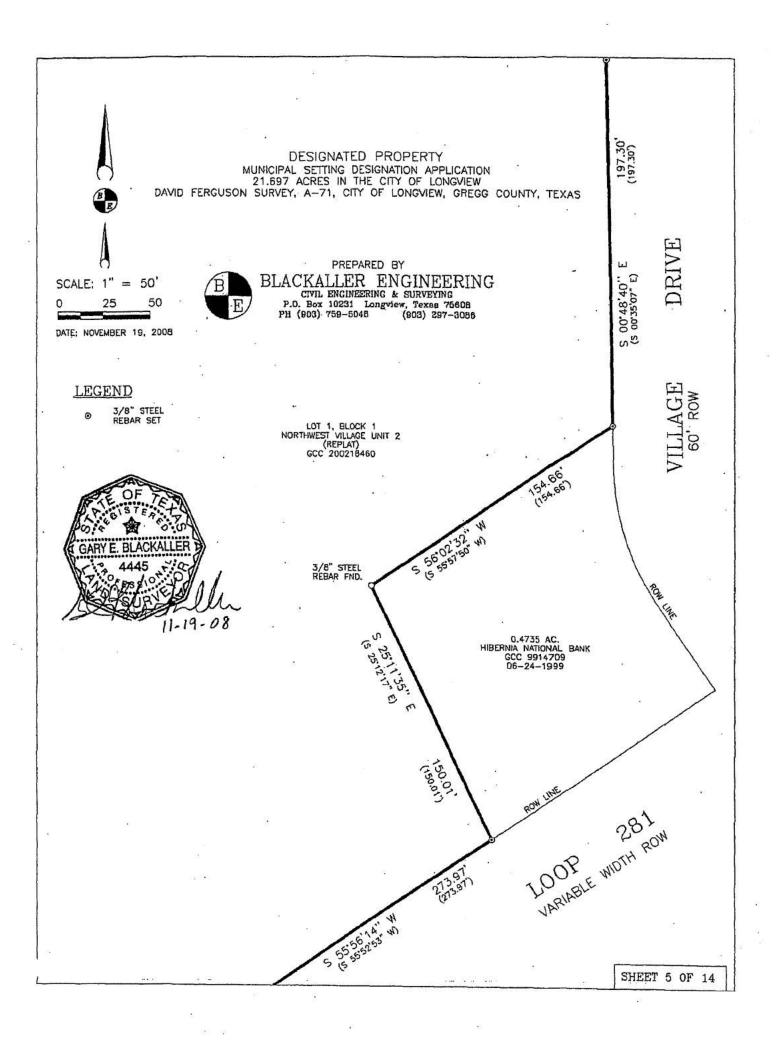


RESIDUE OF LOT 2, BLOCK 2: EFEHICKORY RIDGE APARTMENTS AND CORPORATE CENTER, PHASE 2 VOL. 1570, PG. 459

(315.00) (4 64.07.00. E). E SOUTH LINE OF HICKORY RIDGE APARTMENTS IND CORPORATE CENTER, PHASE 2

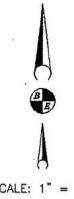
SHEET 3 OF 14





O CORPORATE CENTER, PHASE 2

DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION APPLICATION
21:697 ACRES IN THE CITY OF LONGVIEW
DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS



SCALE: 1" = 50'

50

DATE: NOVEMBER 19, 2008

11-19-08

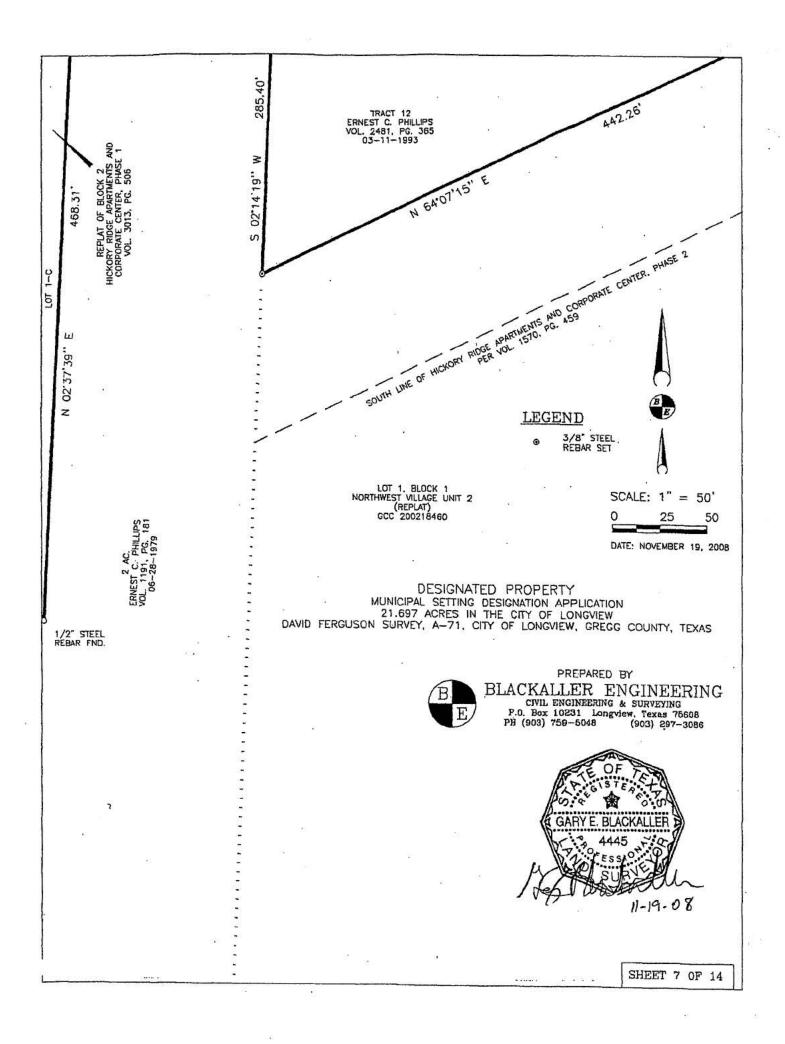


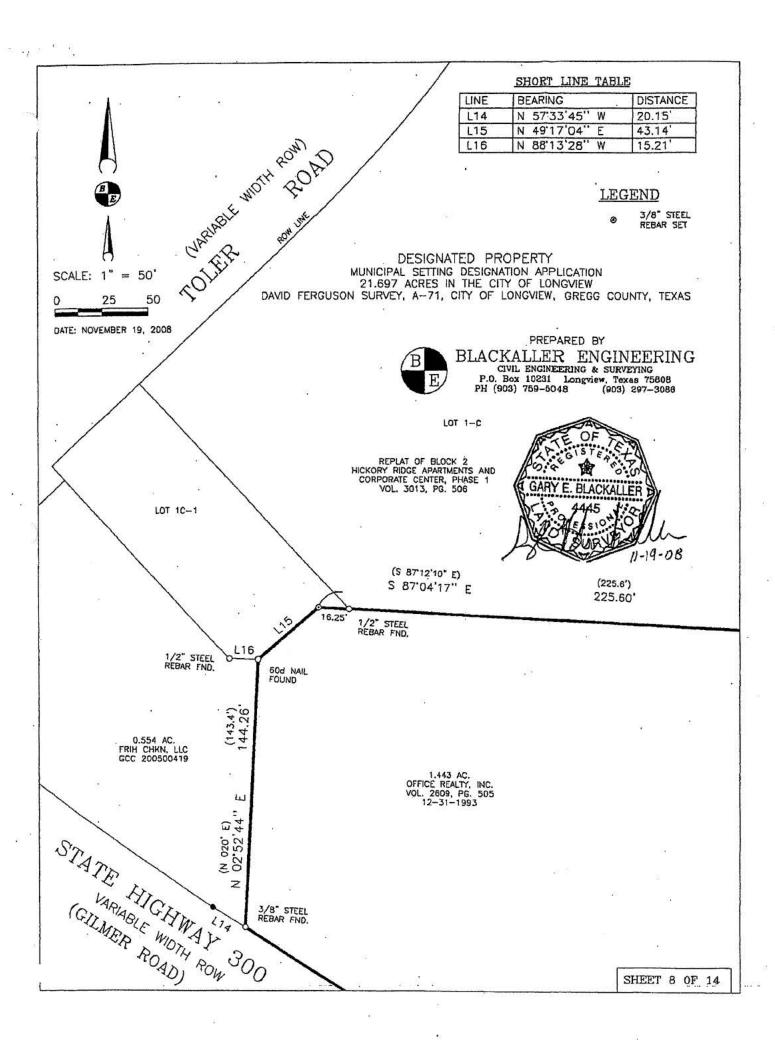
PREPARED BY BLACKALLER ENGINEERING
CIVIL ENGINEERING & SURVEYING
P.O. Box 10231 Longview, Texas 75508
PH (903) 759-5048 (903) 297-3086

LOT 1, BLOCK 1
NORTHWEST VILLAGE UNIT 2
(REPLAT)
GCC 200218460

LOT 1, BLOCK 1 NORTHWEST VILLAGE ADDITION VOL. 2378, PG. 110

SHEET 6 OF 14









LINE	BEARING	DISTANCE
L23	S 58'15'34" E	100.00'
L30	N 32'27'47" E	134.67

SCALE: 1" = 50'

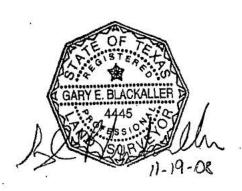
DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION APPLICATION 21.897 ACRES IN THE CITY OF LONGVIEW DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS

25 50

DATE: NOVEMBER 19. 2008

PREPARED BY

BLACKALLER ENGINEERING
CIVIL ENGINEERING & SURVEYING
P.O. Box 10231 Longview, Texes 75608
PH (903) 759-5048 (903) 287-3086



WARREL WITH ROW ROAD

0.554 AC. FRIH CHKN, LLC GCC 200500419

STATE VARIABLE WOTH ROAD)

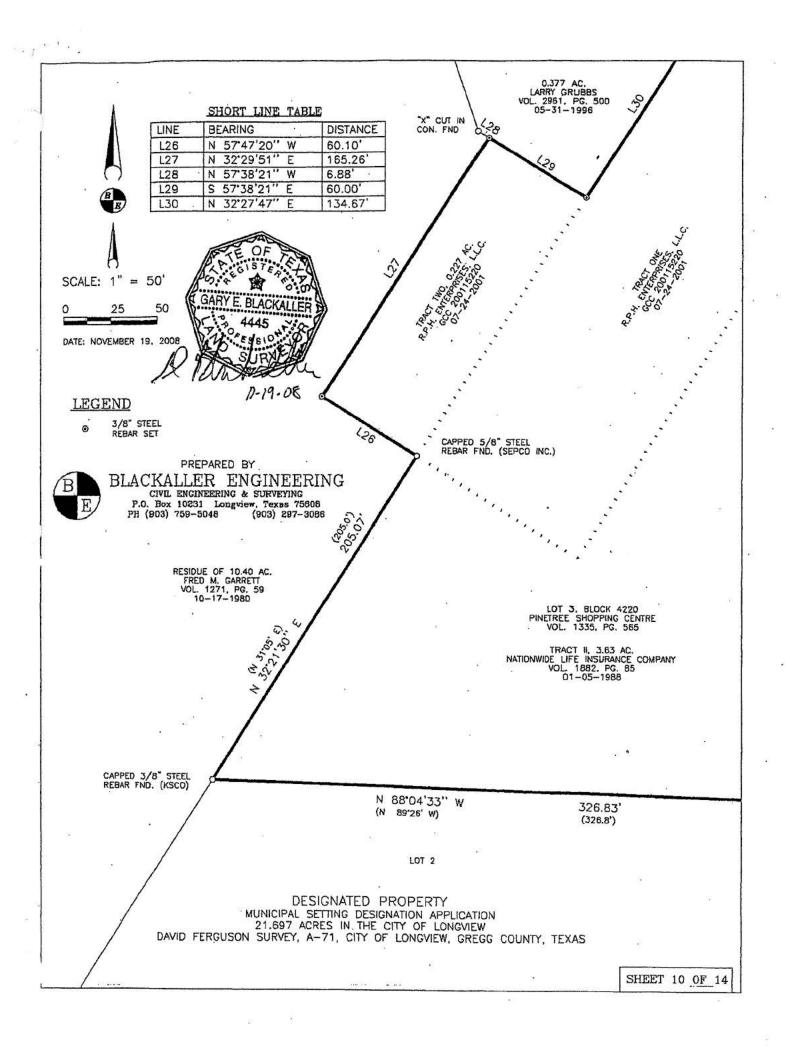
0.377 AC. LARRY GRUBBS VOL. 2961, PG. 500 D5-31-1996

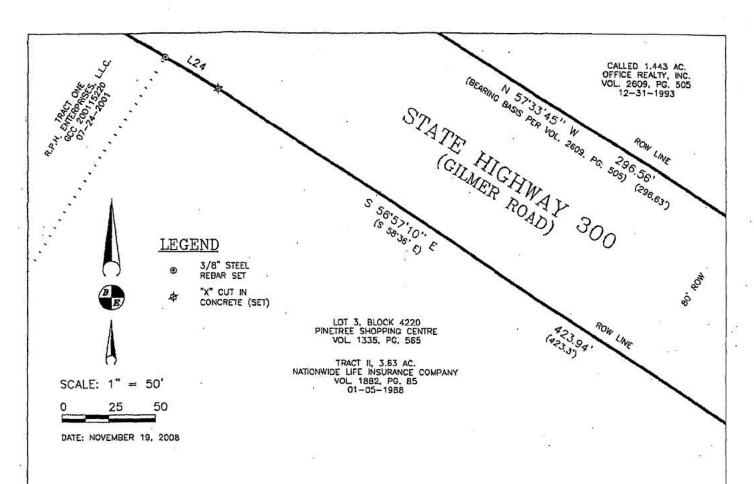
TRACT ONE R.P.H. ENTERPRISES, L.L.C. GCC 200115220 07-24-2001

3/8" STEEL REBAR FND.

SHEET 9 OF 14

ROW LINE





LINE	BEARING	DISTANCE	
L24	S 58'15'34" E	33.41	
L25	S 31'55'16" W	22.94	

DESIGNATED PROPERTY MUNICIPAL SETTING DESIGNATION APPLICATION
21.697 ACRES IN THE CITY OF LONGVIEW
DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS

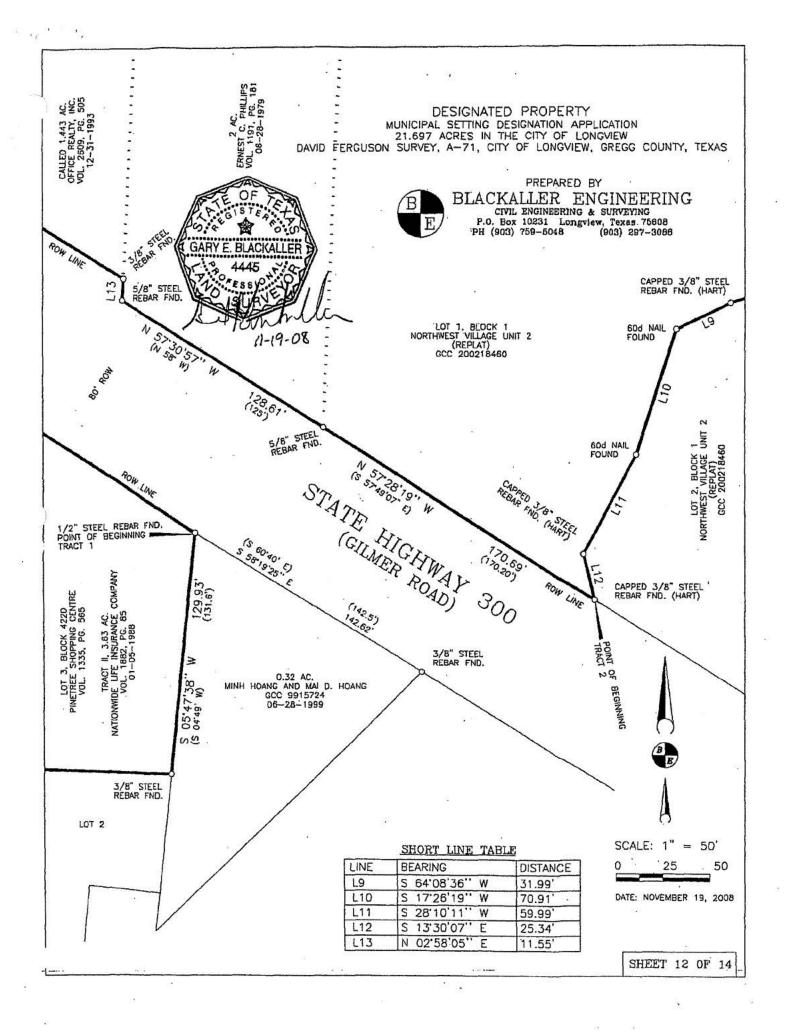
"X" CUT IN CONC. FND. N 88'04'57" W 387.80 (N 89'25' W) (387.5') "X" CUT IN CONC. FND.

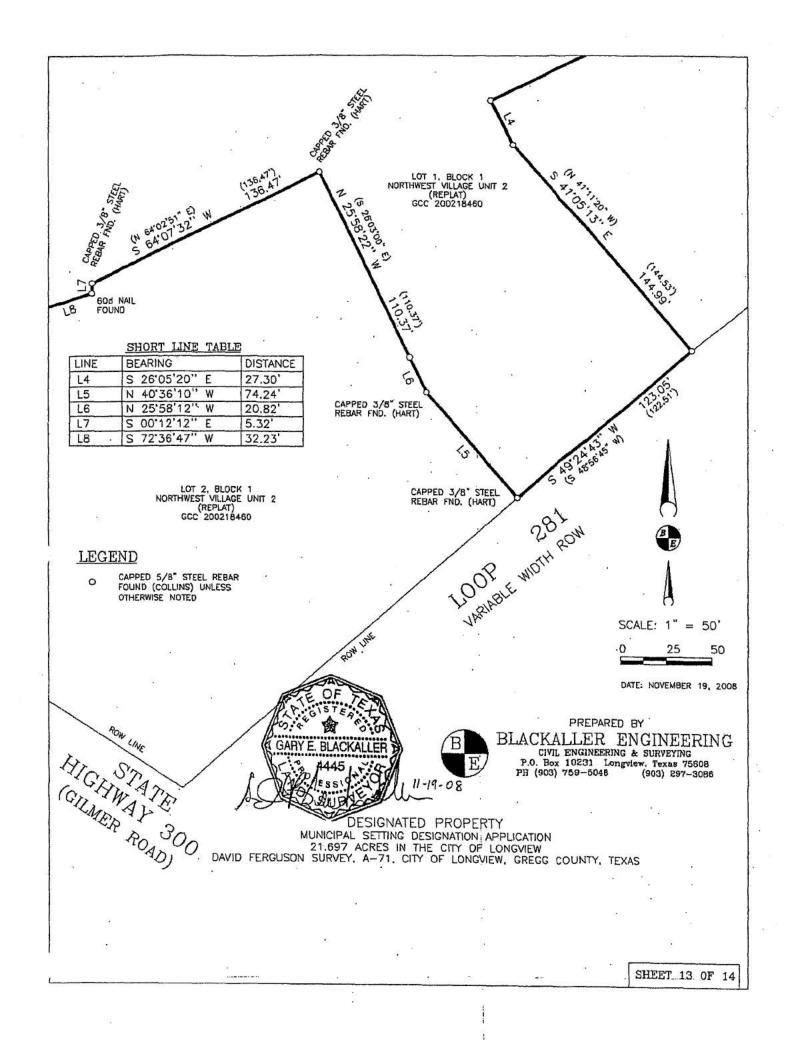


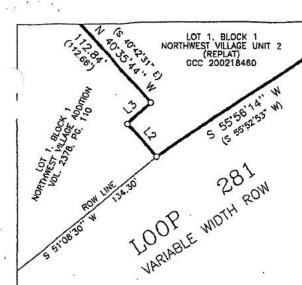
PREPARED BY BLACKALLER ENGINEERING
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PH (903) 759-5048 (903) 297-3086



SHEET 11 OF 14







LINE	BEARING	DISTANCE	
L2 ·	N 40°36'35" W	24-10'	
L3.	N 48'14'32" E	16.98	





O CAPPED 5/8" STEEL REBAR FOUND (COLLINS)



SCALE: 1" = 50' 0. 25 50

DATE: NOVEMBER 19, 2008





PREPARED BY

BLACKALLER ENGINEERING

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P.O. Box 10231 Longview, Texas 75608
PH (903) 759-5048 (903) 297-3086

DESIGNATED PROPERTY

MUNICIPAL SETTING DESIGNATION APPLICATION
21,697 ACRES IN THE CITY OF LONGVIEW

DAVID FERGUSON SURVEY, A-71, CITY OF LONGVIEW, GREGG COUNTY, TEXAS

# BLACKALLER ENGINEERING

STATE OF TEXAS **COUNTY OF GREGG** 

Civil Engineering-& Surveying P.O. Box 10231 Longview, Texas 75608 PH. (903) 759-5048 FAX (903) 297-3086

M.S.D. SURVEY

Being 4.538 acres of land situated in the David Ferguson Survey, A-71, Gregg County, Texas. lying wholly within the Corporate Limits of the City of Longview, and being three tracts of land: First, being Lot 3, Block 4220, of Pinetree Shopping Centre, according to the plat of same recorded in Vol. 1335, Pg. 565, of the Deed Records, Gregg County, Texas (DRGCT), same being a called 3.63 acres tract, designated Tract II, in deed from Lincoln Pinewood Centre Associates, Ltd. to Nationwide Life Insurance Company, recorded in Vol. 1882, Pg. 85, of the Public Official Records, Gregg County, Texas (PORGCT); Second, a tract of land, designated Tract One, described in deed from Harris Nursery, Inc. to R.P.H. Enterprises, L.L.C., recorded under Gregg County Clerk's File No. (GCC) 200115220; and Third, a 0.227 acre tract, designated Tract Two, described in said GCC 200115220, and being more particularly described as follows:

BEGINNING at a 1/2" steel rebar found in the southwest right-of-way (ROW) line of State Highway 300 (SH 300), also known as Gilmer Road, a variable width ROW, for the NW Corner of the Minh Hoang and Mai D. Hoang 0.32 acre tract (Deed Reference: GCC 9915724), same being the NE Corner of this tract, from which a 3/8" steel rebar found for the NE Corner of the said 0.32 acre tract bears S 58 deg 19' 25" E, 142.62 feet;

THENCE: S 05 deg 47' 38" W, with and along the east line of the said 0.32 acre tract, 129.93 feet, to a 3/8" steel rebar found for the NE Corner of Lot 2, Block 4220, of said Pinetree Shopping Centre for the SE Corner this tract;

THENCE: N 88 deg 04' 57" W, with and along the north line of said Lot 2, 387.80 feet, to an "X" found cut in concrete for angle point in said line;

THENCE: S 31 deg 55' 16" W, with and along the said north line of Lot 2, 22.94 feet, to an "X" found cut in concrete for angle point in said line;

THENCE: N 88 deg 04' 33" W, with and along the said north line of Lot 2, 326.83 feet, to a capped (KSCO) 3/8" steel rebar found in the east line of the residue of the Fred M. Garrett 10.40 acres tract (Deed Reference: Vol. 1271, Pg. 59, DRGCT) for the NW Corner of Lot 2 and being the SW Corner of this tract;

THENCE: N 32 deg 21' 30" E, with and along the said east line of the 10.40 acres tract, 205.07 feet, to a capped (Sempco Inc.) 5/8" steel rebar found for the SE Corner of the said R.P.H. Enterprises Tract Two, same being the SW Corner of the said R.P.H. Enterprises Tract One, and being an interior ell corner of this tract;

THENCE: N 57 deg 47' 20" W, across the said 10.40 acres tract and with the south line of said Tract Two, 60.10 feet, to a 3/8" steel rebar set for the SW Corner of Tract Two;

Blackaller Engineering Civil Engineering & Surveying Job No. 080821G

P. O. Box 10231 Longview, TX 75604 (903) 759-5048

PAGE 1 OF 2

THENCE: N 32 deg 29' 51" E, across the said 10.40 acres tract and with the west line of said Tract Two, 165.26 feet, to a 3/8" steel rebar set in the south line of the Larry Grubbs 0.377 acre tract (Deed Reference: Vol. 2961, Pg. 500, PORGCT), for the NW Corner of Tract Two, from which an "X" cut in concrete for the SW Corner of the 0.377 acre tract bears N 57 deg 38' 21" W, 6.88 feet:

THENCE: S 57 deg 38' 21" E, with and along the south line of the said 0.377 acre tract and the north line of said Tract Two, 60.00 feet, to a 3/8" steel rebar set in the west line of said Tract One for an interior ell corner of this tract;

THENCE: N 32 deg 27' 47" E, with and along the east line of the said 0.377 acre tract and the west line of said Tract One, 134.67 feet, to a 3/8" steel rebar found in the said southwest ROW line of SH 300 for the NE Corner of the 0.377 acre tract, same being the NW Corner of Tract One and the northernmost corner of this tract;

THENCE: S 58 deg 15' 34" E, with and along the said ROW line, 100.00 feet, to a 3/8" steel rebar set for the NE Corner of said Tract One and the northernmost corner of said Lot 3;

THENCE: S 58 deg 15' 34" E, with and along the said ROW line and the north line of said Lot 3, 33.41 feet, to an "X" cut in concrete for angle point in said ROW line;

THENCE: S 56 deg 57' 10" E, with and along the said ROW line and said north line of Lot 3, 423.94 feet, to the POINT OF BEGINNING and containing 197,672 square feet or 4.538 acres of land.

#### SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor (Gary E. Blackaller) hereby certifies that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor or under his direction; (c) all monuments shown hereon atually existed on the date of this survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at the User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; and except as shown, there are no visible and apparent encroachments or protrusions on the ground.

Witness my Hand and Official Seal, this 19th day of November, 2008.

Gary E. Blackaller

Registered Professional Land Surveyor No. 4445

Blackaller Engineering Civil Engineering & Surveying Job No. 080821G P. O. Box 10231 Longview, TX 75604 (903) 759-5048

PAGE 2 OF 2

## Exhibit "B"

c) each retail public utility, as defined by Texas Water Code, §13.002, that owns or operates a groundwater supply well located within five miles beyond the proposed MSD boundaries?	<b>⊙</b> Yes	ONo <sup>3</sup>	Ona⁴
<sup>3</sup> Do not submit application.			
ANA only when no such municipality, private well owner, or retail public utility exists		West of the second of the seco	
ISD Information:			
List all existing TCEQ and US Environmental Protection Agency registration, permit, SWR No., VCP No., LPST ID No., UIC Registration No., PWS ID. No.), if any, that a contamination situation within the proposed MSD boundary. State "none" if none ap VCP Nos. 286 and 272	pply to the g	n number groundwat	rs (e.g., ter
Is the proposed designated groundwater contaminated in excess of an applicable potable water <sup>5</sup> use standard (i.e., 30 TAC 350, <sup>GW</sup> GW <sub>lng</sub> )?	<b>⊙</b> Yes	5	O <sub>N</sub> o <sub>6</sub>
Was the groundwater contamination previously reported to the TCEQ?	⊙Yes, w	nen?	Ou-
(To support implementation of HB 3030, 78th Legislature.)	07 / 15	/1996	ONo
Is there a potable-use well within the boundary of the proposed MSD that uses the designated groundwater as source water?	OYes <sup>6</sup>		<b>⊙</b> No
Is there a potable-use well within the boundary of the proposed MSD that uses a deeper groundwater zone for the source water that is not properly sealed off from the designated groundwater?	O <sup>Yes⁵</sup>		⊙No
Is the applicant aware of any non-consumptive use of the groundwater or other human health or ecological exposure pathways that are of concern? If yes, specify:	OYes		⊙No
Has each municipality and retail public utility identified in §361.8065 provided firm commitment to adopt an ordinance or resolution in support of the application?	<b>⊙</b> Ye	s	O <sub>No<sub>e</sub></sub>
Is a copy of the ordinance or restrictive covenant that restricts consumptive use and appropriately restricts other uses of and contact with the designated groundwater, and any required resolutions provided with this application?	€Yes		ONo
<sup>5</sup> "Potable water" means water that is used for irrigating crops intended for human c showering, bathing, or cooking purposes [THSC §361.801(2)].	onsumption	, drinking,	
<sup>6</sup> Do not submit an application.			
affirmatively state that (place an X in all applicable blanks):  ✓ The MSD eligibility criteria of THSC §361.803 are satisfied.  ✓ True and accurate copies of all documents demonstrating that the MSD eligibilit §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 Notice was provided in accordance with THSC §361.805.  ✓ A copy of an ordinance or restrictive covenant and any required resolutions are will be provided before the executive director certifies this application.	included w	ith the app	plication.
Applicant Signature Date	,-24-0	9	
Before me Woan Jule the undersigned authority, on this day person the Mame of Notary and signed this Municipal Setting Designation Applicant		ared	
Sworn, subscribed and signed before me in the County of Adlasday of Allasday o	, State of	Jexa 8	n the <u>24</u>
TCEQ-20149 June 2007 2 SUSA	N HILL SION EXPIRES of 19, 2009		