

Bryan W. Shaw, Ph.D., P.E., *Chairman*
Toby Baker, *Commissioner*
Jon Niermann, *Commissioner*
Stephanie Bergeron Perdue, *Interim Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

July 23, 2018

Mr. John McDougall, Member
Asian Pacific Texas, LLC
1512 Winter Street
Houston, Texas 77007

Re: Municipal Setting Designation (MSD) Certificate for Asian Pacific Texas, LLC, Former Standco Industries Site, located at 2701 Clinton Drive, Houston, Harris County, Texas; Voluntary Cleanup Program (VCP) No. 2531; MSD No. 381; Customer No. CN604725648; Regulated Entity No. RN100874379

Dear Mr. McDougall:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on February 5, 2018 and additional information supporting this MSD application on May 31, 2018, and July 6, 2018. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the Municipal Setting Designation Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-3044 or via e-mail at timothy.eckert@tceq.texas.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Eckert".

Timothy Eckert
VCP-CA Section
Remediation Division

TJE/jdm

Enclosure: MSD Certificate

cc: Mr. Jason Ybarra, Waste Section Manager, TCEQ Houston Region Office, R-12
Mr. Jason Binford, ESE Partners, LLC (via e-mail)

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



MUNICIPAL SETTINGS DESIGNATION CERTIFICATE

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

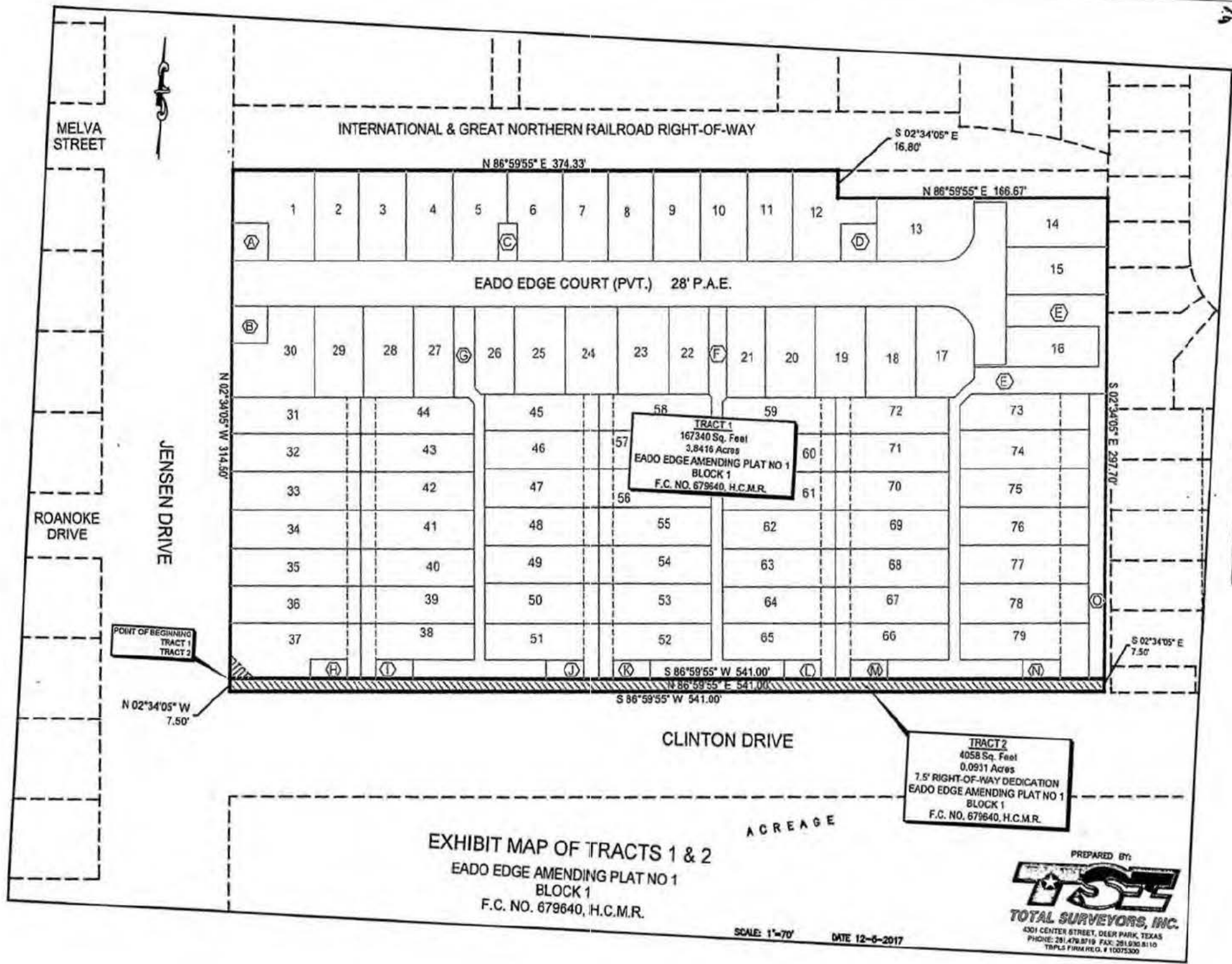
I, Beth Seaton, Director, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 381, in the City of Houston, for the tract of land described in Exhibit "A". The eligibility requirements of Texas Health and Safety Code §361.803 are satisfied as attested to by the affidavit 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 ordinance or restrictive covenant required by Texas Health and Safety Code §361.8065 remains 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 19th day of July, 2018

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality



TRACT 1
 167340 Sq. Feet
 3.8416 Acres
 EADO EDGE AMENDING PLAT NO 1
 BLOCK 1
 F.C. NO. 679640, H.C.M.R.

TRACT 2
 4058 Sq. Feet
 0.0931 Acres
 7.5' RIGHT-OF-WAY DEDICATION
 EADO EDGE AMENDING PLAT NO 1
 BLOCK 1
 F.C. NO. 679640, H.C.M.R.

EXHIBIT MAP OF TRACTS 1 & 2
 EADO EDGE AMENDING PLAT NO 1
 BLOCK 1
 F.C. NO. 679640, H.C.M.R.

PREPARED BY:
T&S
TOTAL SURVEYORS, INC.
 4301 CENTER STREET, DEER PARK, TEXAS
 PHONE: 281-478-8719 FAX: 281-630-8110
 TSPS: FIRM REG. # 10075300

SCALE: 1"=70' DATE 12-5-2017

3.8416 Acres (167,340 Sq. Ft.) of Land
Lots 1-79 and Reserves "A" - "O", Block 1, Eado Edge
S.M. Harris Survey, Abstract No. 327
City of Houston, Harris County, Texas

A survey exhibit map has been prepared in conjunction with this metes and bounds description, by Kevin Kolb, RPLS 5269.

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Compiled by:
TOTAL SURVEYORS, INC.
TBPLS Firm No. 10075300
4301 Center Street
Deer Park, Texas 77536
281-479-8719
December 5, 2017



METES AND BOUNDS DESCRIPTION
3.8416 ACRES (167,340 SQUARE FEET) OF LAND
LOTS 1-79, RESERVES "A" - "O", BLOCK 1, EADO EDGE AMENDING PLAT NO 1
S.M. HARRIS SURVEY, ABSTRACT NO. 327
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Being 3.8416 acres of land situated in the S.M. Harris Survey, Abstract No. 327, Harris County, Texas, and being all of Lots 1-79, Reserves "A" - "O", Block 1, Eado Edge Amending Plat No 1, a subdivision recorded under Film Code No. 671109 of the Map Records of Harris County, Texas. Said 3.8416 acres being more fully described by metes and bounds as follows:

- All bearings referenced herein are based on the Texas State Plane Coordinate System, Texas South Central Zone 4204.

BEGINNING at a chiseled "X" in concrete found for corner, said corner being the southwest boundary corner of Lot 37, Block 1, of said Eado Edge and being the intersection of the west right-of-way line of Jensen Drive, a called 80 foot wide public right-of-way, with the north line of Clinton Drive, a called 72.5 foot wide public right-of-way;

THENCE North 02°34'05" West, along the easterly right-of-way line of said Jensen Drive, for a distance of 314.50 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the intersection of the easterly right-of-way line of said Jensen Drive with the southerly right-of-way line of the International and Great Northern Railroad, based on a width of 40 feet, recorded in Volume 148, Page 490, of the Deed Records of Harris County, Texas;

THENCE North 86°59'55" East, along the southerly right-of-way line of the said International and Great Northern Railroad, for a distance of 374.33 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the northwesterly boundary of a called tract excluded from judgement, cause no. 60090;

THENCE South 02°34'05" East, along the westerly boundary line of the said tract excluded from judgement, for a distance of 16.80 feet, to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being the southwesterly boundary corner of the said tract excluded from judgement;

THENCE North 86°59'55" East, along the southerly boundary line of the said tract excluded from judgement, for a distance of 166.67 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being located in the westerly boundary line of Nobility Park Replat No 1, a subdivision according to the map or plat thereof as recorded under Film Code No. 670266, of the Map Records of Harris County, Texas;

THENCE South 02°34'05" East, along the westerly boundary line of said Nobility Park Replat No 1, for a distance of 297.70 feet, to a 5/8 inch iron rod with plastic cap set for corner, said iron rod being located in the northerly right-of-way line of said Clinton Drive;

THENCE South 86°59'55" West, along the northerly right-of-way line of said Clinton Drive, for a distance of 541.00 feet to the **POINT OF BEGINNING** and containing within these calls a total area of 167,340 square feet or 3.8416 acres of land.

0.0931 Acres (4,057 Sq. Ft.) of Land
7.5' wide Right-of-way Dedication to City of Houston for Clinton Drive
S.M. Harris Survey, Abstract No. 327
City of Houston, Harris County, Texas

Compiled by:

TOTAL SURVEYORS, INC.

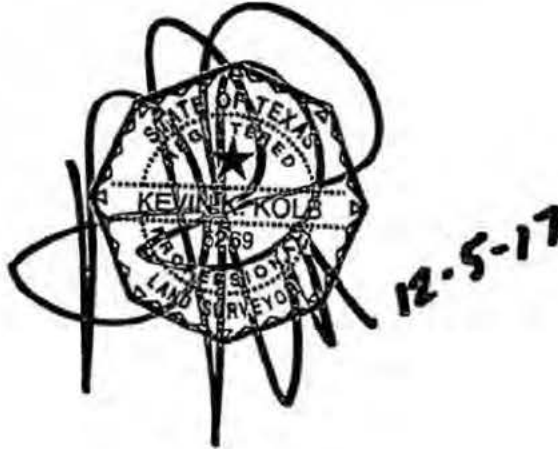
TBPLS Firm No. 10075300

4301 Center Street

Deer Park, Texas 77536

281-479-8719

December 5, 2017



0.0931 Acres (4,057 Sq. Ft.) of Land
7.5' wide Right-of-way Dedication to City of Houston for Clinton Drive
S.M. Harris Survey, Abstract No. 327
City of Houston, Harris County, Texas

METES AND BOUNDS DESCRIPTION
0.0931 ACRES (4,057 SQUARE FEET) OF LAND
7.5' WIDE RIGHT-OF-WAY DEDICATION FOR CLINTON DRIVE
S.M. HARRIS SURVEY, ABSTRACT NO. 327
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

Being 0.0931 acres of land situated in the S.M. Harris Survey, Abstract No. 327, Harris County, Texas, and being all of that certain called 7.5 foot wide right-of-way dedication for Clinton Drive, as shown on the plat of Eado Edge Amending Plat No 1, a subdivision recorded under Film Code No. 679640 of the Map Records of Harris County, Texas. Said 0.0931 acres being more fully described by metes and bounds as follows:

- All bearings referenced herein are based on the Texas State Plane Coordinate System, Texas South Central Zone 4204.

BEGINNING at a chiseled "X" in concrete found for corner, said corner being the southwest boundary corner of Lot 37, Block 1, of said Eado Edge and being the intersection of the west right-of-way line of Jensen Drive, a called 80 foot wide public right-of-way, with the north line of Clinton Drive, a called 72.5 foot wide public right-of-way;

THENCE North 86°59'55" East, along the northerly right-of-way line of said Clinton Drive, for a distance of 541.00 feet to a 5/8 inch iron rod with plastic cap found for corner, said iron rod being located in the easterly boundary line of said Eado Edge Amending Plat No 1 and being the northeasterly boundary corner of the said 7.5 foot wide right-of-way dedication;

THENCE South 02°34'05" East, along the easterly boundary line of said 7.5 foot wide right-of-way dedication, for a distance of 7.50 feet, to a 1/2 iron pipe found for corner, said iron pipe being southeasterly boundary corner of the said 7.5 foot wide right-of-way dedication;

THENCE South 86°59'55" West, along the southerly boundary line of the said 7.5 foot wide right-of-way dedication, for a distance of 541.00 feet to an "X" in concrete found for the southwesterly boundary corner of the 7.5 foot wide right-of-way dedication;

THENCE North 02°34'05" West, along the westerly boundary line of the said 7.5 foot wide right-of-way dedication, for a distance of 7.50 feet to the **POINT OF BEGINNING** and containing within these calls a total area of 4,057 square feet or 0.0931 acres of land.

A survey exhibit map has been prepared in conjunction with this metes and bounds description, by Kevin Kolb, RPLS 5269.

The square footage totals as shown hereon are based on a mathematical closure of the courses and distances reflected herein. It does not include the tolerances that may be present due to positional accuracy of the boundary monumentation.

Exhibit B
Municipal Setting Designation
Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared CRIS ORZABAL, as an authorized representative of Asian Pacific Texas, 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.

[Signature]
Signature

Date: 1/29/18

CRIS ORZABAL
Printed Name

DESIGNATED AGENT
Title

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 29th day of January 2018, to which witness my hand and seal of office.

[Signature]
Notary Public (in and for the State of Texas)

