

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. 271, 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 21st day of September, 2015

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

TRACT ONE
METES AND BOUNDS DESCRIPTION
155509.20 SQUARE FEET (3.5700 ACRES)
OUT OF THE JOHN REINERMAN SURVEY, A-642
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 3.5700 acres of land out of the John Reinerman Survey, a-642, Houston, Harris County, Texas being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron pipe found in the Intersection of the North Right-of-Way of West 12th Street (60' R.O.W.) and the West Right-of-Way of Ella Boulevard (80' R.O.W.) same being the Southeast corner of herein described tract;

THENCE South 87°57'13" West along the North Right of Way of West 12th Street a distance of 414.50 feet to a 5/8" Iron Rod Found also being the Southwest corner of herein described tract;

THENCE North 02°16'19" West along the west line of Heritage Creek Subdivision F.C. No. 499018, H.C.M.R., a distance of 374.48 feet to a point in the South line of MK&T Railroad Company Easement as per Vol. 1941, pg. 453, H.C.D.R. From which a fence post Bears South 30°45' West at 0.50 feet and another fence post Bears South 48°03' East at 2.2 feet;

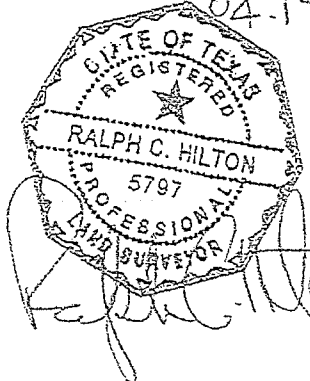
THENCE North 87°57'11" East along the South line of the MK&T Railroad Company Easement a distance of 133.89 feet to a set 5/8" iron rod in the West Right of Way of Ella Boulevard (80' R.O.W) to a point;

THENCE North 02°02'48" West across the MK&T Railroad Company Easement a distance of 0.04 feet to a point;

THENCE North 87°57'11" East along the South line of the MK&T Railroad Company Easement a distance of 282.10 feet to a set 5/8" iron rod in the West Right of Way of Ella Boulevard (80' R.O.W);

THENCE South 02°02'39" East a distance of 10.86 feet to a point found 1/2" iron rod in the West Right of Way of Ella Boulevard;

THENCE along the West Right of Way of Ella Boulevard (80' R.O.W.) South 02°02' 39" East a distance of 363.66 feet to the PLACE OF BEGINNING and containing 155509.20 Square Feet or 3.5700 Acres.

04-17-13


TRACT TWO
METES AND BOUNDS DESCRIPTION
43560.00 SQUARE FEET (1.0000 ACRES)
OUT OF THE JOHN REINERMAN SURVEY, A-642
HOUSTON, HARRIS COUNTY, TEXAS

All that certain 1.0000 acres of land out of the John Reinerman Survey, A-642, Houston, Harris County, Texas being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron pipe found in the Intersection of the North Right-of-Way of West 12th Street (60' R.O.W.) and the West Right-of-Way of Ella Boulevard (80' R.O.W.);

THENCE North 02°02'39" West along the West Right of Way of Ella Boulevard a distance of 363.66 feet to a Set 1/2" iron rod;

THENCE North 02°02'39" West along the West Right of Way of Ella Boulevard a distance of 10.86 feet to a Set 5/8" iron rod for the Southeast corner of herein described tract and the POINT OF BEGINNING;;

THENCE South 87°57' 11" West along the South Right of Way of the MK&T Railroad Company Easement (Vol. 1941, Pg. 453, H.C.D.R.) a distance of 282.10 feet to a point;

THENCE North 02°02'48" West across the MK&T Railroad Company Easement a distance of 8.46 feet to a point;

THENCE North 87°57' 11" East across the MK&T Railroad Company Easement a distance of 32.00' to a point from which a 5/8" iron rod Bears North 06°07' " East at 0.50 feet;

THENCE North 02°12' 54" West a distance of 150.73 feet crossing the MK&T Railroad Company Easement and along the East line of Lot 32, Block 50, Timbergrove Manor Sec. 8, Vol. 53, Pg. 39, H.C.M.R. to a point in the South Right of Way of Grovewood Lane (60' R.O.W.) from which a 5/8" inch iron rod Bears North 35°17' 00" East at 0.49 feet and a 1/2" iron rod Bears North 24°48' 00" East at 1.00 feet;

THENCE continuing with the South Right of Way of Grovewood Lane (60' R.O.W.) with a curve to the left having a Radius of 620.00', a Central Angle of 02° 50' 18" a Chord Bearing of North 75°27' 33" East at a distance 30.62 feet to a point from which a PK Nail Bears North 04° 23' 00" East at 0.27 feet;

THENCE continuing with the South Right of Way of Grovewood Lane (60' R.O.W.) with a curve to the the right having a Radius of 337.00', a Central Angle of 14° 00' 01", a Chord Bearing of North 81°02' 32" East at a chord distance of 82.14 feet to a Set Railroad Spike in asphalt;

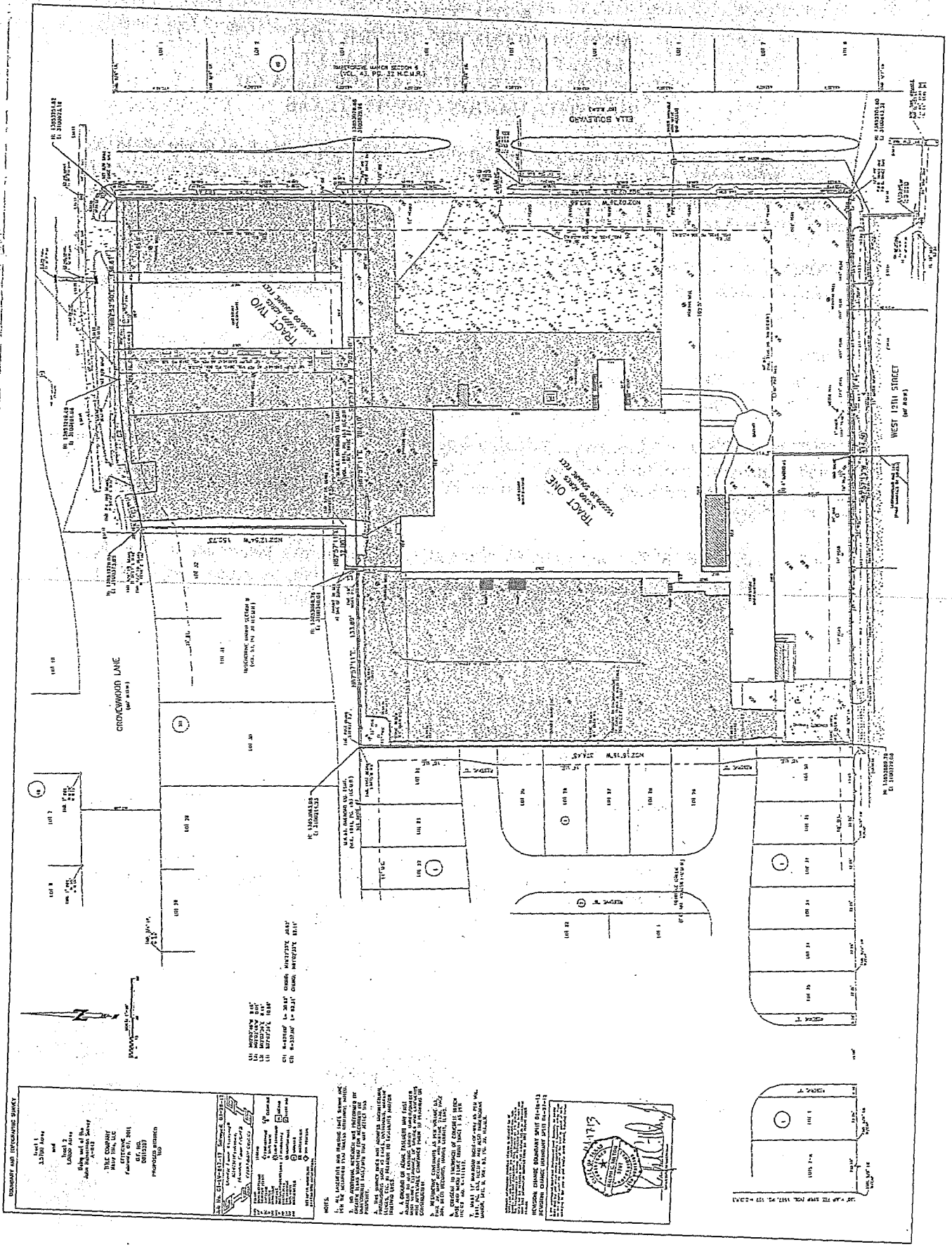
THENCE continuing with the South Right of Way of Grovewood Lane (60' R.O.W.), North 87°52'50" East a distance of 138.61 feet to a Set Railroad Spike at the intersection of the West Right of Way of Ella Boulevard (80' R.O.W.), same being the Northeast Corner of herein described tract;

THENCE South 02°12'55" East continuing along the West Right of Way of Ella Boulevard (80' R.O.W.) a distance of 167.41 feet to a 5/8" iron rod;

THENCE South 02°02'39" East continuing along the West Right of Way of Ella Boulevard (80' R.O.W.) a distance of 8.46 feet to a 5/8" iron rod and the PLACE OF BEGINNING and containing 43560.00 Square Feet (1.0000 Acres)

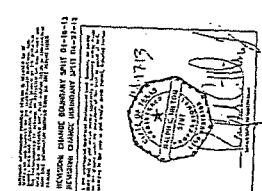
04-17-13

Ralph C. Hilton



BOUNDARY AND ELEVATION SURVEY
 Lot 1
 13700 sq. ft.
 and
 Lot 2
 13700 sq. ft.
 being part of the
 John H. Johnson Survey
 1924
 THIS SURVEY
 MADE BY
 FREDERICK G. BELL
 6010 23RD
 PROPOSED SURVEY
 1924

NOTES
 1. ALL DISTANCES ARE TAKEN BACK FROM THE
 CORNER OF THE TRACT SHOWN HEREON.
 2. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 3. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 4. A CORNER OF JOHN H. JOHNSON SURVEY WAS FOUND
 AT THE INTERSECTION OF THE TRACT SHOWN
 HEREON AND THE TRACT SHOWN HEREON.
 5. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 6. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 7. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 8. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 9. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 10. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.



PROVISIONAL ELEVATION SURVEY
 1. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 2. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 3. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 4. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 5. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 6. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 7. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 8. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 9. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.
 10. THE SURVEY WAS MADE BY MEASUREMENT
 AND THE DISTANCES ARE GIVEN IN FEET AND
 INCHES.

R.O.W. TRACT
METES AND BOUNDS DESCRIPTION
1.693 ACRES (73,746 SQUARE FEET)
OUT OF THE JOHN REINERMAN SURVEY, A-642
HOUSTON, HARRIS COUNTY, TEXAS

A tract of land containing 1.693 acres (73,746 Sq. Ft.) of land being part of the Right-of-Way of Ella Boulevard (80' R.O.W.) and part of the Right of Way of West 12th Street (60' R.O.W.) out of the John Reinerman Survey, a-642, Houston, Harris County, Texas said 1.693 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a 1/2" iron pipe found in the Intersection of the North Right-of-Way of said West 12th Street and the West Right-of-Way of said Ella Boulevard same being an interior corner of the herein described tract;

THENCE North 02°02'33" West along the West Right of Way of said Ella Boulevard a distance of 550.30 feet to a rail road spike set in concrete marking the intersection of the South Right-of-Way of Grovewood Lane (60' R.O.W) and the West Right-of-Way of said Ella Boulevard;

THENCE North 87°00'07" East across said Ella Boulevard a distance of 80.01 feet to a 5/8" iron rod marking the intersection of the South Right-of-Way of said Grovewood Lane and the East Right of Way of said Ella Boulevard and being the Northwest corner of Timbergrove Manor Subdivision Section 6(Vol. 43 Pg. 32 H.C.M.R.);


THENCE South 02°03'33" East along the West line of said Timbergrove Manor and the East Right-of-Way of said Ella Boulevard, a distance of 611.61 feet to a point being the intersection of the South Right of Way of said West 12th Street and the East Right-of-Way of said Ella Boulevard;

THENCE South 87°56'27" West across the Right-of-Way of said Ella Boulevard along the South Right of Way of said West 12th Street, a distance of 494.50 feet to a point;

THENCE North 02°03'33" West across the Right of Way of said West 12th Street a distance of 60.00 feet to a 5/8" Iron Rod found in the North Right of Way of said West 12th Street being the Southeast corner of Heritage Creek Subdivision (Vol. 498 Pg. 18 H.C.M.R.);

THENCE along the North Right of Way of said West 12th Street North 87°56' 27" East a distance of 414.50 feet to the PLACE OF BEGINNING and containing 1.693 acres (73,746 Sq. Ft.) of land.

- 1.) AN EXHIBIT DEPICTING THIS FIELD NOTE DESCRIPTION OF THE SAME DATE IS PAGE 2 OF 2.
- 2.) ALL BEARINGS AND COORDINATES SHOWN HEREON ARE GRID WITH DISTANCES BEING TRUE BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204).
- 3.) THIS FIELD NOTE DESCRIPTION VALID FOR THIS TRANSACTION ONLY.
- 4.) THE SQUARE FOOTAGE AND ACREAGE VALUES SHOWN HEREON ARE MATHEMATICAL VALUES CALCULATED FROM THE BOUNDARY DATA SHOWN HEREON. THESE VALUES IN NO WAY REPRESENT THE PRECISION OF CLOSURE OF THIS SURVEY OR THE ACCURACY OF BOUNDARY MONUMENTS FOUND OR SET.


CODY L. CONDRON, R.P.L.S. NO. 5899
04-06-14

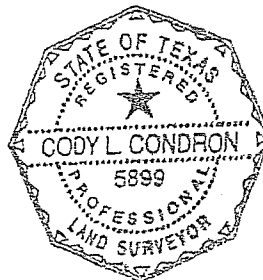


Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared _____
Frank M.K. Liu, as an authorized representative of
Ella W. 12th, Ltd. and InTown Homes, Ltd., 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)

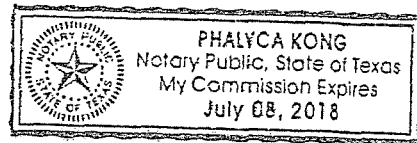
- The MSD eligibility criteria of THSC Section 361.803 are satisfied.
- True and accurate copies of all documents demonstrating that the MSD eligibility
criteria provided by THSC 361.803 have been satisfied and are included with the
application.
- A true and accurate copy of a legal description of the 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.

Frank M.K. Liu
Signature

Date: 8/25/2015

Frank M. K. Liu
Printed Name

President
Title



STATE OF Texas
COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 25th day of
August 2015, to which witness my hand and seal of office.

Phalyca Kong
Notary Public in and for the State of _____