

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

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

February 14, 2018

Mr. Robert Hatcher
President & CEO of Cockrell Interest
Pinto East End, LLC
1000 Main Street, 3520
Houston, Texas 77002

Re: **Municipal Setting Designation (MSD) Certificate for Pinto East End, LLC, Standco Industries, 2701 Foote Street, Houston, Harris County, Texas; MSD No. 359; Customer No. CN600550529; Regulated Entity No. RN104621933**

Dear Mr. Hatcher:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced Municipal Setting Designation (MSD) application on April 7, 2017 and additional information supporting this MSD application on August 8, 2017, October 19, 2017, and January 31, 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) 239-4940 or via e-mail (robert.anderson@tceq.texas.gov).

Sincerely,



Robert Anderson, Project Manager
VCP-CA Section
Remediation Division

RA/jdm

cc: Ms. Lauren Grawey, InControl Technologies, Inc., 14731 Pebble Bend Dr Ste 100,
Houston TX 77068

Mr. Jason Ybarra, Waste Section Manager, TCEQ Region 12 Office, Houston

Enclosure: MSD Certificate

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, Remediation Division, TCEQ, certify the Municipal Setting Designation (MSD) for MSD No. 359, 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 12th day of February, 2018

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

METES AND BOUNDS DESCRIPTION
0.452 OF ONE ACRE
19,667 SQUARE FEET
HARRIS COUNTY, TEXAS
July 29, 2016

All that certain 0.452 of one acre (19,667 square foot) parcel of land situated in the Samuel M. Harris Survey, Abstract Number 327, in Harris County, Texas, and being a portion of that certain call 0.452 acre tract of land as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and further being a portion of Lots 1, 2, 3 and 4 of Block 21 of T. T. Hailey's Subdivision (unrecorded), said 0.452 of one acre being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at the City of Houston Engineering Department's Reference Monument Number 281, a 3/4 inch iron rod found at the intersection of the call centerline of North St. Charles Street (formerly known as Buffalo Street) (40 feet wide) and the call centerline of Ann Street (40 feet wide). (Texas State Plane Surface Coordinates: N 13843210.1818, E 3128791.1124, Average Combined Scale Factor = 0.99989356457)

THENCE, North 09 Degrees 43 Minutes 35 Seconds West, a distance of 1,609.07 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found at the intersection of the south right-of-way (R.O.W.) line of Shiloh Street (40 feet wide) with the east R.O.W. line of McCall Street (30 feet wide) for the northwest corner of Lot 1 of said Block 21 and the northwest corner and **POINT OF BEGINNING** of the herein described tract;

THENCE, with the south R.O.W. line of said Shiloh Street and the north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found for the northwest corner of that certain call 0.050 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and the northeast corner of the herein described tract;

THENCE, with the west line of said 0.050 acre tract and the upper east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set in the north line of that certain call 25 X 100 foot tract conveyed by Deed under Order of Sale In Tax Suits dated March 4, 2014 to Foote Street Properties, LLC as recorded under Clerk's File No. 20140174519 of the Official Public Records of Real Property, Harris County, Texas, for the southwest corner of said 0.050 acre tract and the upper southeast corner of the herein described tract;

THENCE, with the north line of said 25 X 100 foot tract, South 87 Degrees 30 Minutes 04 Seconds West, a distance of 3.33 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found for the northwest corner of said 25 X 100 foot tract and an interior corner of the herein described tract;

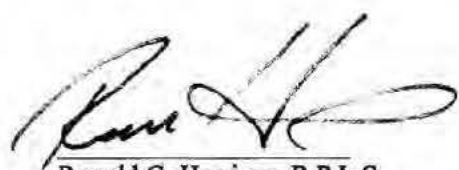
THENCE, with the west line of said 25 X 100 foot tract and the lower east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 100.00 feet a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." found in the north R.O.W. line of Foote Street (40 feet

wide) for the southwest corner of said 25 X 100 foot tract and the lower southeast corner of the herein described tract;

THENCE, with the north R.O.W. line of said Foote Street and the south line of the herein described tract, South 87 Degrees 30 Minutes 04 Seconds West, a distance of 96.67 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set at the intersection of the north R.O.W. line of said Foote Street with the east R.O.W. line of said McCall Street for the southwest corner of the herein described tract;

THENCE, with the east R.O.W. line of said McCall Street and the west line of the herein described tract, North 02 Degrees 29 Minutes 56 Seconds West, a distance of 200.00 feet to the **POINT OF BEGINNING** and containing 0.452 of one acre (19,667 square feet) of land.

This description is based on a survey made on the ground and is issued in conjunction with a Plat of Survey prepared by Benchmark Engineering Corporation dated July 23, 2016.



Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342



METES AND BOUNDS DESCRIPTION
8.570 ACRES
373,306 SQUARE FEET
HARRIS COUNTY, TEXAS
July 29, 2016

All that certain 8.570 acre (373,306 square foot) parcel of land situated in the Samuel M. Harris Survey, Abstract Number 327, in Harris County, Texas, and being all a called 8.570 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas, said 8.570 acres being more particularly described by metes and bounds as follows: (All bearings are referenced to the Texas State Plane Coordinate System, South Central Zone)

COMMENCING at the City of Houston Engineering Department's Reference Monument Number 281, a 3/4 inch iron rod found at the intersection of the call centerline of North St. Charles Street (formerly known as Buffalo Street) (40 feet wide) and the call centerline of Ann Street (40 feet wide). (Texas State Plane Surface Coordinates: N 13843210.1818, E 3128791.1124, Average Combined Scale Factor = 0.99989356457)

THENCE, North 12 Degrees 13 Minutes 25 Seconds West, a distance of 1,376.05 feet to a 5/8 inch iron rod found at the intersection of the south right-of-way (R.O.W.) line of Foote Street (40 feet wide) and the west R.O.W. line of McCall Street (30 feet wide) for an interior corner and **POINT OF BEGINNING** of the herein described tract, and from which a found 1/2 inch iron rod bears South 02 Degrees 03 Minutes 00 Seconds East, a distance of 6.91 feet, and from which a found section of railroad rail protruding from the ground bears North 04 Degrees 00 Minutes 05 Seconds West, a distance of 36.81 feet;

THENCE, with the south R.O.W. line of said Foote Street and the lower north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, at 26.67 feet pass the call northwest corner of Lot 8, in Block 23, of Block 23 Hailey's Addition to the City of Houston, a subdivision of record in Volume 43, Page 222, of the Harris County Deed Records (H.C.D.R.), and continue, in all, a distance of 376.67 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set in the west R.O.W line of Jensen Drive (width varies at this point) for the call northeast corner of Lot 1 of said Block 23 Hailey's Addition to the City of Houston and the lower northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said Jensen Drive, the call east line of said Block 23 Hailey's Addition to the City of Houston, and the lower east line of the herein tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 57.50 feet to an "X" cut in concrete set for an angle point;

THENCE, continuing with the west R.O.W. line of said Jensen Drive, and through and across said Block 23 Hailey's Addition to the City of Houston, South 20 Degrees 41 Minutes 04 Seconds West, a distance of 126.22 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for the upper southeast corner of the herein described tract;

THENCE, continuing through and across said Block 23 Hailey's Addition to the City of Houston and with the upper south line of the herein described tract, South 87 Degrees 30 Minutes 04 Seconds West, at 300.31 feet pass the call west line of said Block 23 Hailey's Addition to the City of Houston, and continue, in all, a distance of 326.98 feet to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for an interior corner of the herein described tract;

THENCE, South 02 Degrees 29 Minutes 58 Seconds East, a distance of 61.44 feet to a point on the north meander line of mean higher high water of Buffalo Bayou, as established by William E. Merten, R.P.L.S., L.S.L.S., on April 17, 2006, for the lower southeast corner of the herein described tract;

THENCE, with the north meander line of mean higher high water of said Buffalo Bayou and the lower south line of the herein described tract, the following sixteen (16) courses:

- 1) South 79 Degrees 34 Minutes 04 Seconds West, a distance of 30.78 feet;
- 2) South 79 Degrees 07 Minutes 32 Seconds West, a distance of 17.64 feet;
- 3) South 73 Degrees 39 Minutes 39 Seconds West, a distance of 20.67 feet;
- 4) South 77 Degrees 40 Minutes 15 Seconds West, a distance of 46.70 feet;
- 5) South 72 Degrees 37 Minutes 38 Seconds West, a distance of 58.38 feet;
- 6) South 76 Degrees 02 Minutes 15 Seconds West, a distance of 70.10 feet;
- 7) South 80 Degrees 57 Minutes 14 Seconds West, a distance of 18.63 feet;
- 8) North 86 Degrees 56 Minutes 09 Seconds West, a distance of 52.69 feet;
- 9) South 89 Degrees 46 Minutes 14 Seconds West, a distance of 46.14 feet;
- 10) South 53 Degrees 18 Minutes 02 Seconds West, a distance of 24.44 feet;
- 11) North 65 Degrees 36 Minutes 57 Seconds West, a distance of 57.04 feet;
- 12) North 74 Degrees 49 Minutes 15 Seconds West, a distance of 36.12 feet;
- 13) North 73 Degrees 00 Minutes 27 Seconds West, a distance of 55.18 feet;
- 14) North 58 Degrees 32 Minutes 05 Seconds West, a distance of 49.78 feet;
- 15) North 68 Degrees 07 Minutes 08 Seconds West, a distance of 42.36 feet;
- 16) North 84 Degrees 45 Minutes 19 Seconds West, a distance of 29.42 feet to the intersection of the north meander line of mean higher high water of said Buffalo Bayou with the easterly line of the residue of that certain call 20-16/100 acres described in a Deed to the International and Great Northern Rail Road (I. & G.N.R.R.) Company in Volume 20, Page 370, of the H.C.D.R.;

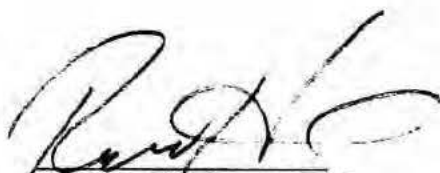
THENCE, with the easterly line of the residue of said 20-16/100 acre tract and the westerly line of the herein described tract, the following two (2) courses:

- 1) North 32 Degrees 57 Minutes 14 Seconds East, at 176.11 feet pass a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for reference, and continue, in all, a distance of 376.11 feet to a 5/8 inch iron rod with plastic cap found for the beginning of a curve to the left;
- 2) 433.55 feet along the arc of said curve to the left having a radius of 1,672.82 feet, a central angle of 14 Degrees 50 Minutes 58 Seconds, and a chord that bears North 25 Degrees 31 Minutes 45 Seconds East, a distance of 432.34 to a 5/8 inch iron rod with plastic cap stamped "BENCHMARK ENGR." set for the southwest corner of that certain called 1.262 acre tract as conveyed by General Warranty Deed dated December 4, 2007 to Pinto East End, LLC as recorded under Clerk's File no. 20070715796 of the Official Public Records or real Property Harris County, Texas and the northwest corner of the herein described tract;

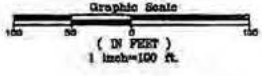
THENCE, with the south line of said 1.262 acre tract and the upper north line of the herein described tract, North 87 Degrees 30 Minutes 04 Seconds East, a distance of 201.41 feet to a "PK" nail with shiner set in the west R.O.W. line of said McCall Street for the southeast corner of said 1.262 acre tract and the northeast corner of the herein described tract;

THENCE, with the west R.O.W. line of said McCall Street and the upper east line of the herein described tract, South 02 Degrees 29 Minutes 56 Seconds East, a distance of 499.90 feet to the **POINT OF BEGINNING** and containing 8.570 acres (373,306 square feet) of land.

This description is based on a survey made on the ground and is issued in conjunction with a Plat of Survey prepared by Benchmark Engineering Corporation dated July 23, 2016.


 Ronald G. Harrison, R.P.L.S.
 Texas Registration No. 5342





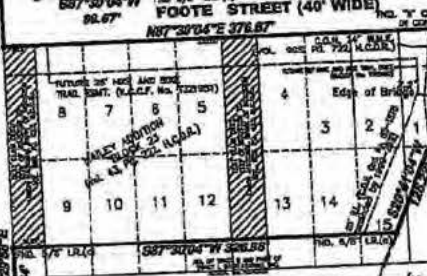
RESERVES ON BUFFALO BAYOU
F.C. No. 542143, H.C.M.R.

S.M. HARRIS SURVEY
ABSTRACT No. 327
Potent Date: October 28, 1844

L=433.05'
R=1672.22'
D=14°16'00"
Chd=162°31'45"E
432.94'

UNIMPROVED
(SEE NOTE No. 4)
8.570 ACRES
PRIMO EAST END LLC GENERAL WARRANTY DEED
H.C.C.F. No. 20070715798

P.O.B., TRACT 1
P.O.B. 5/8" L.S. - 200' GAP
P.O.B. 1/2" L.S. 8" - 500' GAP
500' GAP 2.0"



N87°27'42"E 176.11'
N84°45'19"W 28.62'
N65°07'08"W 42.35'
N73°02'27"W 65.18'
N53°32'05"W 49.74'
N74°45'16"W 30.12'
N55°35'57"W 57.65'
S85°46'14"W 46.15'
S33°18'02"W
S76°02'15"W 70.10'
S80°07'14"W 18.63'
S75°07'32"W 17.64'
S72°31'36"W 55.35'
S71°40'15"W 46.75'
S73°37'39"W 20.07'
S79°34'04"W 30.76'

TO:
THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT (2006 REVISED ELEVENTH EDITION) TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY.
DATED THIS 22ND DAY OF JULY, 2016.

- Notes:
- This survey was performed without benefit of a current title report. There may be easements, building lines and other matters of record not shown hereon. The surveyor has not abstracted the subject property.
 - The bearing basis shown hereon is the Texas Coordinate System of 1983, South Central Zone (4204).
 - According to the Federal Management Agency Flood Insurance Rate Map No. 48201C0690M map revised June 9, 2014, the subject property lies partially in Zone "X" Unshaded (areas determined to be outside the 0.2% annual chance floodplain), in Zone "X" Shaded (areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas of less than 1 square mile; and areas protected by levees from 1% annual chance flood), in Zone "AE" (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood event—base flood elevations determined). In Zone "AE—Floodway" (Floodway areas in Zone "AE"; the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so the 1% annual chance flood can be carried without substantial increases in flood heights).
 - Improvements are not reflected on the survey.
 - Portions of this survey are bounded by Buffalo Bayou which is a "navigable stream" that may require a Licensed State Land Surveyor (LSLS) to delineate. Any bulk-heading, permitting etc. affecting the boundary line on Buffalo Bayou will require a survey by an LSLS.

Ronald G. Harrison
RONALD G. HARRISON, R.P.L.S.
TEXAS REGISTRATION No. 5423



BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 220
Houston, Texas 77057 U.S.A. (713)266-9930

STANDARD LAND TITLE SURVEY
8.570 ACRES OF LAND AND 0.452 ACRES OF LAND
LOCATED IN THE
S.M. HARRIS SURVEY, ABSTRACT No. 327,
HARRIS COUNTY, TEXAS

DRAWN BY: SJ	DATE: 07-25-16	SCALE: 1"= 100'
CHECKED BY: RGH	JOB No. 08023-09	SHEET No. 1 OF 2

EXHIBIT - A
PAGE 1 OF 2

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Robert Hatcher, as an authorized representative of Pinto East End, 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.

Robert Hatcher
Signature

Date: April 5, 2017

Robert Hatcher
Printed Name
President & CEO of Cockrell Interests
Title

STATE OF Texas
COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 5th day of April 2017, to which witness my hand and seal of office.

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

