

Jon Niermann, *Chairman*
Emily Lindley, *Commissioner*
Toby Baker, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

August 30, 2019

Mr. Mohammad Awad, President
HMR Group Property Holdings, LLC
2722 Holmes Road
Houston, Texas 77051

Re: Municipal Setting Designation (MSD) Certificate for HMR Group Property Holdings, LLC,
815 Dorsett Street, Houston, Harris County, Texas; MSD No. 416; Customer No.
CN605467679; Regulated Entity No. RN106320817

Dear Mr. Awad:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on April 8, 2019 and additional information supporting this MSD application on June 13 & 24, 2019. Based on our review, the application contains the required information as outlined in Texas Health and Safety Code (THSC) §361.804. Enclosed is the MSD Certification for your site. If you have any questions, please do not hesitate to contact me at (512) 239-2238 or via e-mail (aaron.correll@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Aaron Correll".

Aaron Correll, P.G., Project Manager
VCP-CA Section
Remediation Division

AC/jdm

Enclosure: MSD Certificate

cc: Mr. Jason Binford, Principal Environmental Consultant, ESE Partners, LLC, 2002 West Grand Parkway North, Suite 140, Houston, Texas 77449

Ms. Alma Jefferson, Waste Section Manager, TCEQ, Houston Regional Office, MC R-12

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. 416, 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 23rd day of August, 2019

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

City of Houston
14.357 Acres of Land Out of and
A Part of the John Brown Survey,
Abstract Number 8, Harris County, Texas
Parcel No. SY14-128

PROPERTY DESCRIPTION of 14.357 acres (approximately 625,371 square feet) of land out of and a part of the John Brown Survey, Abstract # 8, Harris County, Texas, also being out of and a part of a called 36.517 acre tract of land conveyed from the Estate of C. J. McCarty to Oilfield Salvage Co. by deed dated February 10, 1945, of record in Volume 1367, Page 75, Harris County Deed Records (H. C. D. R.), Harris County, Texas and also being the residue of a called 16.6450 acre parcel of land conveyed from Cactus Pipe & Supply Co., Inc. to the City of Houston by deed dated May 9, 1986, of record under Harris County Clerk's File Number (H. C. C. F. #) K583173, Film Code Number (F. C. #) 049-68-2182, Official Public Records of Real Property (O. P. R. R. P.), Harris County, Texas. Said parcel being more particularly described by metes and bounds as follows:

COMMENCING at a 1¼-inch iron pipe found marking the northwesterly corner of said called 36.517 acre parcel of land, said 1¼-inch iron pipe also being the northwesterly corner of said called 16.6450 acre tract and is at the intersection of the easterly right-of-way line of Dorsett (formerly Industrial) Street (60-feet wide) conveyed from J. M. McCarty to Harris County by deed dated June 1, 1908, of record in Volume 218, Page 392, H. C. D. R., Harris County, Texas and the southerly right-of-way line of Lyons Street (80 feet wide). Said 1¼-inch iron pipe also being the northwesterly corner of a called 1.7051 acre parcel of land conveyed from the City of Houston to Top Properties, Inc., by deed dated June 22, 1995, of record under H. C. C. F. # R536175, F. C # 505-10-0510, O. P. R. R. P., Harris County, Texas. Said 1¼-inch iron pipe having grid coordinates of N = 13,848,645.30 and E = 3,146,054.13;

THENCE South 02° 54' 59" East with the easterly right-of-way line of said Dorsett Street, a distance of 328.43 feet to a point for the northwesterly corner of a called 1.082 acre easement conveyed by deed dated September 28, 1949, from Oilfield Salvage Co., Inc. to Houston Lighting and Power Company, of record in Volume 2032, Page 329, H. C. D. R., Harris County, Texas, the southwesterly corner of said called 1.7051 acre parcel, the northwesterly corner of the herein described parcel and the **POINT OF BEGINNING**, said point having grid coordinates of N = 13,848,317.33 and E = 3,146,070.83.

THENCE North 87° 03' 33" East with the southerly boundary line of said called 1.7051 acre tract, passing at a distance of 0.33 feet a 1-inch iron pipe found on line and passing at a distance of 226.56 feet (called 226.77 feet) a ¾-inch iron pipe found marking the southeasterly corner of said 1.7501 acre parcel and also marking the southwesterly corner of a called 74,368 square foot parcel of land conveyed by deed dated February 26, 1982 from Geo International Corporation to Cactus Pipe and Supply Co., of record under H. C. C. F. # H948556, O. P. R. R. P., Harris County, Texas and continuing for a total distance of 465.03 feet to a 5/8 inch iron rod found marking the southeasterly corner of said called 74,368 square foot parcel, a northeasterly corner of said called 16.6450 acre parcel and a northeasterly corner of the herein described parcel, said 5/8-inch iron rod also being on the westerly boundary line of a called 5 acre tract conveyed by deed dated June 28, 1948, from Oilfield Salvage Company to G. W. Hunt and recorded in Volume 1791, Page 319, H. C. D. R., Harris County, Texas;

PARCEL NO.	<u>SY14-128</u>
JOB NO.	_____
DWG NO.	<u>52356</u>

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THENCE South 2° 50' 30" East with the westerly boundary line of the said called 5 acre parcel, passing the southwesterly corner of same at a distance of 71.16 feet, said southwesterly corner also being the northwesterly corner of a called 0.364 acre parcel of land conveyed by deed dated September 28, 1949 from Oil Field Salvage Company to Houston Lighting and Power Company, of record in Volume 2032, Page 329 of the H. C. D. R., Harris County, Texas and continuing for a total distance of 100.02 feet to a 5/8-inch iron rod found marking the southwesterly corner of said called 0.364 acre parcel, said 5/8-inch iron rod also being an interior northeasterly corner of said called 16.6450 acre parcel and the herein described parcel;

THENCE North 86° 56' 32" East with the southerly boundary line of said called 0.364 acre tract and the herein described parcel a distance of 87.87 feet to a 5/8-inch iron rod found marking a northeasterly corner of said called 16.645 acre parcel and a northeasterly corner of the herein described parcel;

THENCE South 2° 50' 34" East with the easterly boundary line of said called 16.6450 acre parcel, passing the northwesterly corner of a parcel of land conveyed by deed dated September 25, 1946, from Oilfield Salvage Co. to M. A. Rutis, of record in Volume 1506, Page 006, H. C. D. R., Harris County, Texas, from which a 5/8-inch iron rod bears South 87° 09' 26" West, 0.36 feet and continuing for a total distance of 1,134.58 feet to a 5/8-inch iron rod with cap set marking the southeasterly corner of the herein described parcel, from which a 1/2-inch galvanized iron pipe bears South 2° 50' 34" East, 10.12 feet, said iron rod w/cap being at a perpendicular distance of 10.00 feet from the existing northeasterly right-of-way line of Market Street (60.00 feet width);

THENCE North 84° 06' 32" West parallel to and 10.00 feet from the existing northeasterly right-of-way line of Market Street for a distance of 403.24 feet to a 5/8-inch iron rod with cap set marking the southernmost southwesterly corner of the herein described parcel;

THENCE North 4° 28' 40" East, parallel to and one (1) foot easterly of an existing chain link fence a distance of 158.56 feet to a 5/8-inch iron rod with cap set marking an interior corner of the herein described parcel;

THENCE South 86° 49' 05" West, parallel to and one (1) foot northerly of an existing chain link fence passing a found two (2)-inch iron pipe on line at a distance of 172.65 feet and continuing for a total distance of 173.23 feet to a 5/8-inch iron rod with cap set on the easterly right-of-way line of the aforementioned Dorsett Street and marking the westernmost southwesterly corner of the herein describe parcel;

THENCE North 2° 54' 59" West with the easterly right-of-way line of said Dorsett Street a distance of 1,015.98 feet to the **POINT OF BEGINNING**, containing 14.357 acres (approximately 625,371 square feet) of land.

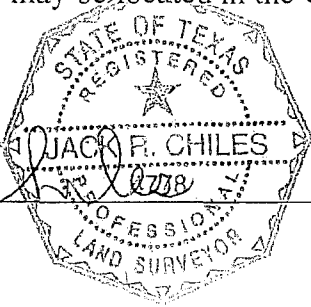
NOTES:

PARCEL NO.	<u>519-128</u>
JOB NO.	_____
DWG NO.	<u>53256</u>

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A Part of the John Brown Survey,
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1. All coordinates listed herein are expressed in units of U. S. Survey feet. All coordinates listed herein are grid coordinates. All distances shown herein are "surface" distances. All bearings shown herein are referenced to the Grid North that is employed by the Texas Coordinate System of 1983, South Central Zone. All coordinates listed herein were derived through GPS observations conducted during the month of April, 2014. The operating NSRS metadata for these observations includes the following: NAD '83 (2011), CORS 96, Epoch 2010.00. To convert coordinates from grid to "surface", apply a scale factor of 0.999894931091. All coordinates listed herein are expressed in units of U. S. Survey feet.
2. Square footage totals shown herein are based on mathematical closures and do not necessarily represent the positional accuracy of the existing boundary monumentation.
3. A corresponding drawing of this parcel was prepared with this set of metes and bounds, which same may be located in the City of Houston Survey Section Files.

Jack R. Chiles, Sr.
 Jack R. Chiles, Sr.
 R. P. L. S. # 4778



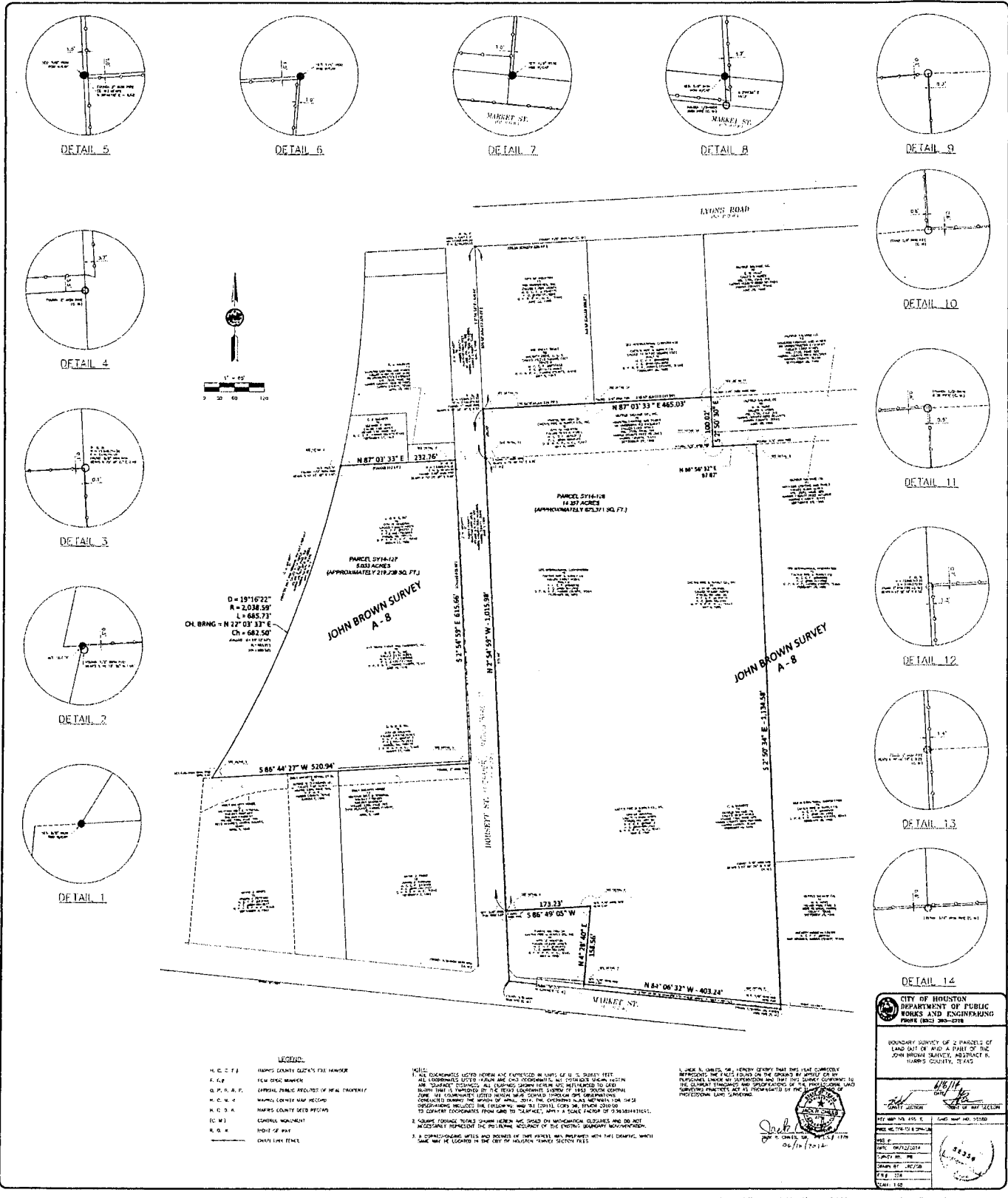
PARCEL NO.	<u>SY14-128</u>
JOB NO.	_____
DWG NO.	<u>52356</u>

Compiled by *JRC*

Date *6/16/14*

Checked by *[Signature]*

Approved *[Signature]*



CITY OF HOUSTON
DEPARTMENT OF PUBLIC WORKS AND ENGINEERING
PLANS 390-1278

BOUNDARY SURVEY OF 2 PARCELS OF LAND PART OF AND A PART OF THE JOHN BROWN SURVEY, ABSTRACT B, MARSH COUNTY, TEXAS

DATE: 06/10/2014
 BY: [Signature]
 FOR: [Signature]

FILE NO: 390-1278
 SHEET NO: 4 OF 4

DATE: 06/10/2014
 BY: [Signature]

Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Mohammad Awad, as an authorized representative of HMR Group Property Holdings, 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]

Date: 4/2/2019

Signature

Mohammad Awad

Printed Name

President

Title

STATE OF Texas

COUNTY OF Harris

SUBSCRIBED AND SWORN before me on this the 2nd day of April 2019, to which witness my hand and seal of office.

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

