

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



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

October 8, 2019

Mr. Frank M.K. Liu, Manager  
Sawyer Edwards, Ltd.  
1520 Oliver Street  
Houston, Texas 77007

Re: Municipal Setting Designation (MSD) Certificate for Sawyer Edwards, Ltd., Office Warehouse Building, 2102-2314 Edwards Street, Houston, Harris County, Texas; Municipal Setting Designation (MSD) No. 407; Customer No. CN604713883; Regulated Entity No. RN100240175

Dear Mr. Liu:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on November 28, 2018 and additional information supporting this MSD application on June 6, 2019 and September 10, 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) 239-3555 or via e-mail ([stephanie.saldana@tceq.texas.gov](mailto:stephanie.saldana@tceq.texas.gov)).

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Saldaña".

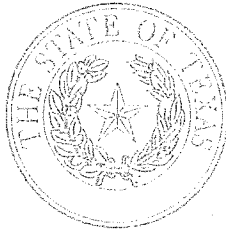
Stephanie Saldaña, P.G., Project Manager  
VCP-CA Section  
Remediation Division

SS/mdh

Enclosure: MSD Certificate

cc: Mr. Darrell R. Maudlin, P.G., SKA Consulting, L.P. (via email)  
Ms. Alma Jefferson, Waste Section Manager, TCEQ Region 12 Office, Houston

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. 407, 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 8<sup>th</sup> day of October, 2019

Beth Seaton

Beth Seaton, Director  
Remediation Division  
Texas Commission on Environmental Quality

6.2742 ACRE (273,305 SQUARE FEET)  
RESERVES "A" AND "B" AND  
PROPOSED STREET ABANDONMENT  
OF A PORTION OF EDWARDS STREET, ALL OUT OF  
EDWARDS STREET SUBDIVISION, SECTION 1  
AND DISTRICT YARDS SUBDIVISION  
HOUSTON, HARRIS COUNTY TEXAS

A tract of land containing 6.2742 acres 273,305 square feet, being all of Reserves "A" and "B" and a portion of Edwards Street (70 feet wide) Right-of-Way, as recorded in Film Code Number (F.C. No.) 409011 Map Records Harris County (H.C.M.R.), Texas and being all of that certain 35 foot Easement recorded in Volume 3335, Page 489 of Harris County Deed Records, part of that 70 foot ROW dedicated and shown on District Yards Subdivision, recorded under F.C. No. 673105, situated in the John Austin Survey Two League Grant, said 273,305 square foot abandonment being described by metes and bounds as follows:

Commencing at a found 5/8-inch iron rod, marking the intersection of the east Right-of-Way line (ROW line) of Sawyer Street (50 feet wide) with the south ROW line of Edwards Street (70 feet wide), and being the most northwesterly corner of District Yards Subdivision, as recorded under FC No. 673105, H.C.M.R.; Thence, North 87 deg. 33 min. 58 sec. East, along said south ROW line Edwards Street, a distance of 95.00 feet, to a point for the southwest corner and Point of Beginning of the herein described tract, from which a found 5/8-inch iron rod bears South 40 deg. 10 min. West, 0.3 feet, (having Texas State Plane Grid Coordinates (NAD 83), South Central Zone 4204: N=13,845,474.63, E=3,115,991.11 (US Survey Feet) and may be brought to surface by applying the following combined scale factor 0.999891554);

Thence North 02 deg. 20 min. 11 sec. West, departing said south ROW line of Edwards Street, over and across said Edwards Street, passing at a distance of 70.00 feet, the north ROW line Edwards Street, the southeast corner of a called 0.6149 acre tract conveyed to JF Westrail, LTD. described in deed recorded under Harris County Clerk's File (H.C.C.F. No.) Number 20150030985, and the southwest corner of Reserve "A" of said Edwards Street subdivision, from which a 5/8-inch iron rod bears South 67 deg. 07min., 0.20 feet, and continuing along the common line between said 0.6149 acre tract and said Reserve "A" for a total distance of 346.03 feet, to a found Mag Nail, for a southwest corner of Reserve "A", of Silos On Sawyer Subdivision, Section 1, recorded under FC no. 674175, H.C.M.R., the northwest corner Reserve "A" of said Edwards Street Subdivision, and the northwest corner of herein described tract;

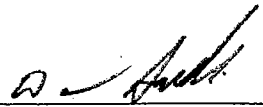
Thence, North 87 deg. 39 min. 49 sec. East, along of said Reserve "A", Silos On Sawyer and said Reserve "A", Edwards Street Subdivision, passing at a distance of 632.40 feet, the common south corner of said Silos On Sawyer subdivision and a called 1.3332 acre tract as described in a deed recorded in HCCF No. 20140441656 and continuing for a total distance of 741.00 feet, to a set 5/8-inch iron rod with Tri-Tech cap for angle corner of the herein described tract,

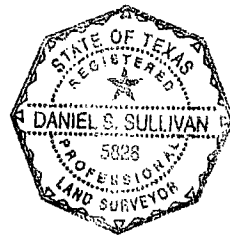
Thence, South 80 deg. 20 min. 09 sec. East, along of said 1.3332 acre tract and said Reserve "A", a distance of 51.72 feet, to a set 5/8-inch iron rod with Tri-Tech cap, for the northeast corner of said Reserve "A" and the herein described tract;

Thence, South 02 deg. 20 min. 11 sec. East, along the common line of said Reserve "A" and Reserve "A", of Silver Street Subdivision, as recorded under FC No. 621286, H.C.M.R., passing at a distance of 143.46 feet, the common east corner of Reserves "A" and "B", Edwards Street Subdivision, passing at a distance of 266.09 a set 5/8-inch iron rod with Tri-Tech cap in the north ROW of said Edwards Street and the south common corner of said Reserve "B" and said Reserve "A", Silver Street Subdivision, and continuing for a total distance of 336.09 feet to a set 5/8-inch iron rod with Tri-Tech cap in the south ROW line of said Edwards Street and in the north line of a Reserve "B" of aforementioned District Yard subdivision, and being the southeast corner of herein described tract;

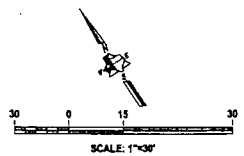
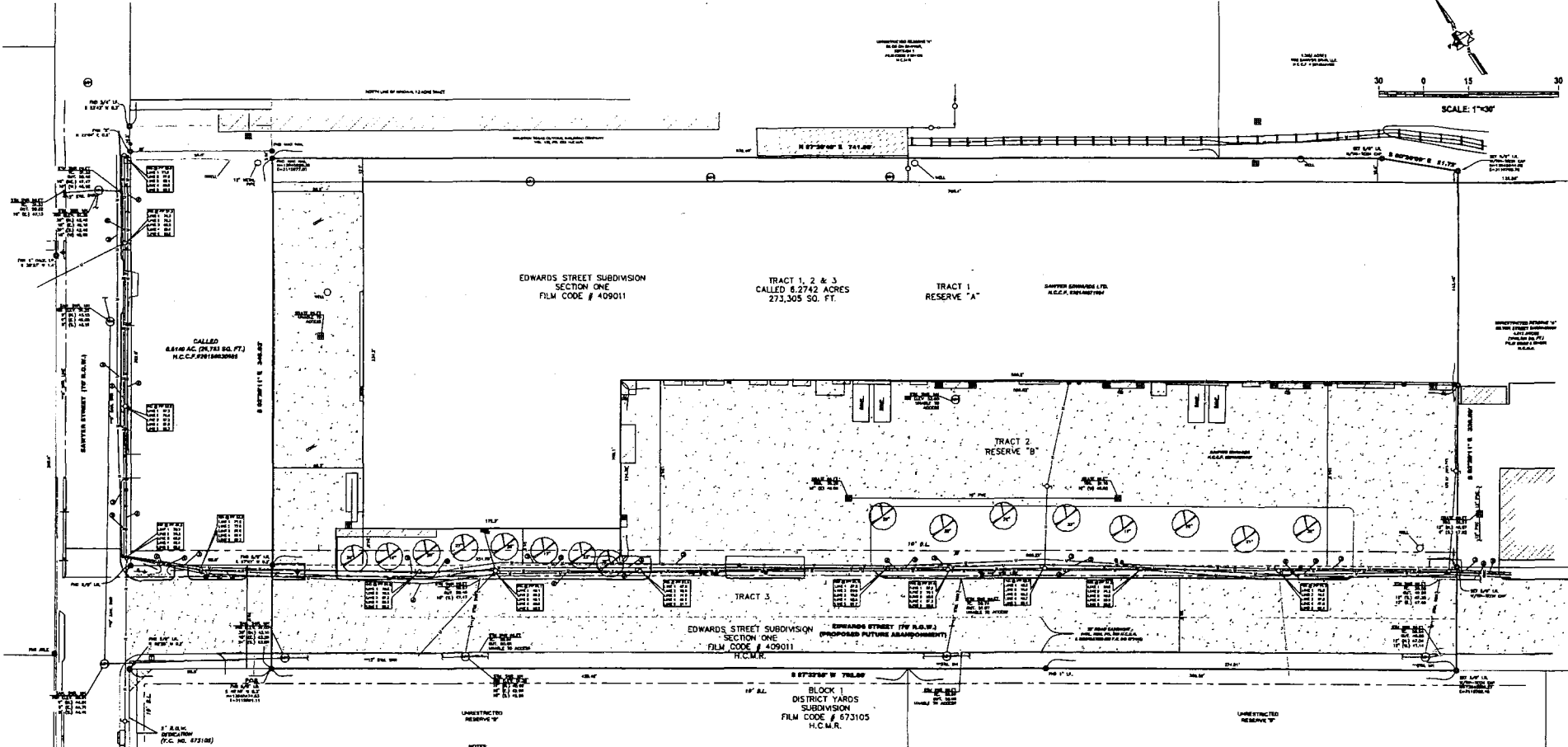
Thence, along the north line of Reserves "B" and "A" of said District Yards, and the south ROW line of said Edwards Street, passing at a distance of 274.50 feet a found 1-inch iron pipe, passing at a distance of 426.39 feet the common north corner of said Reserves "A" and "B" of said District Yards, for a total distance of 792.00 feet, to Point of Beginning, containing 6.2742 acres (273,305 square feet).

- 1.) BEARINGS ARE BASED: TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (4204).
- 2.) THIS FIELD NOTE DESCRIPTION VALID FOR THIS TRANSACTION ONLY.
- 3.) 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.

  
DANIEL SULLIVAN, R.P.L.S. NO. 5828  
03-10-16  
JOB NO. GT-LV-1989-14 Edwards Tract  
(PAGE 1 OF 2)



EXISTING CONDITIONS SURVEY



NOTES:  
1. ALL EASEMENTS AND BUILDING LINES SHOWN ARE PER THE RECORDED PLAT UNLESS OTHERWISE NOTED.  
2. SUBJECT TO A DRAINAGE EASEMENT ON EACH SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE COURSES.  
3. SUBJECT TO DEED RESTRICTIONS AND EASEMENTS, IF ANY.  
4. ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE REVIEWED PRIOR TO PLANNING AND CONSTRUCTION.  
5. MINIMUM FLOOR FLOOR REQUIREMENTS, IF SHOWN, ARE PER RECORDED PLAT AND/OR DEED RESTRICTIONS ONLY, AND NOTED AS SUCH. ADDITIONAL FLOOR REQUIREMENTS MAY BE REQUIRED BY F.E.M.A. AND/OR LOCAL GOVERNING AUTHORITIES.  
6. SURFACE ON UNDERFACE FALLING, HAZARDOUS WAFTS, MINERAL RIGHTS, WETLAND DETERMINATION OR OTHER ENVIRONMENTAL ISSUES AND ANCHOR COINGS, SHALL BEING NOT BEING ADDRESSED WITHIN THE SCOPE OF THIS SURVEY.  
7. IF GROUND WATERS AREN, EASMENTS MAY EXIST ADJACENT TO ANY EXISTING UTILITY. CONTRACTOR/OWNER MUST VERIFY CLEARANCE OF UTILITIES AND EASEMENTS WITH APPLICABLE UTILITY COMPANIES PRIOR TO ANY LANDSCAPE CONSTRUCTION.  
8. THE UTILITIES SHOWN HEREON ARE THOSE KNOWN AND APPARENT TO THE SURVEYOR AT THE TIME OF THIS SURVEY. ALL UTILITIES ARE NOT GUARANTEED TO BE SHOWN HEREON OR TO BE COMPLETE ON DEPTH. CONTRACTOR/OWNER HAS SOLE RESPONSIBILITY FOR THE FIELD VERIFICATION OF ALL UTILITIES OVER LAND AND ACROSS SUBJECT PROPERTY AND COORDINATE ALL CONFLICTS WITH THE APPROPRIATE AGENCY.  
9. THIS SURVEY DOES NOT ADDRESS ARCHITECTURAL PROVISIONS SUCH AS EASES, ENCROACHMENTS, ETC. IN RELATION TO EXISTING AND/or PLANNED LINES.  
10. THE SQUARE FOOTAGE AND ACRESAGE VALUES SHOWN HEREON ARE MATHEMATICAL VALUES CALCULATED FROM THE DOCUMENTARY DATA SHOWN HEREON. THESE VALUES DO NOT NECESSARILY REPRESENT THE PRECISION OF DIMENSIONS OF THE SUBJECT OR THE ACCURACY OF EASEMENT MEASUREMENTS OR ETC.  
11. SUBJECT TO C.G.M. ORDINANCE 66-167 PER H.C.C.F., AND ORDINANCE 88-1111 PER H.C.C.F., AND ORDINANCE 98-186 AND ORDINANCE 98-302, DEALING WITH THE BUILDING LINES AND/OR OTHER FINANCIAL.  
12. TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4261

DELETED INFORMATION SHOWN IS PER DATA MAP NOT FIELD VERIFIED  
- - - - DENOTES SIZE OF UTILITY PER DATA MAP

LEGEND

- FL FLOODLINE
- TC TOP CURVE
- DC CURVE DIRECTION
- H.C.M. HARRIS COUNTY CLERK'S FILE
- H.C.M.R. HARRIS COUNTY DEED RECORDS
- SHOWN AS NOTED
- NOT SHOWN
- ELECTRICIAN
- WATER MAIN
- SEWER
- TELEPHONE
- RAIN WATER
- WATER
- POWER POLE
- LIGHT RAILROAD
- STREET LIGHT
- OPENING FENCE
- OPENING UTILITY
- CURBLINE EASEMENT
- CONTROL VALVE
- SEWER INLET

FLOOD INFORMATION: F.P.A. H.C. ORDER, PARCEL - 1426, REV. DATE: 02-28-2004, ZONE: A-1  
FLOOD INFORMATION PROVIDED HEREON IS BASED ON THE LOCATION OF THE SUBJECT TRACT ON THE FLOOD INSURANCE RATE MAPS. THIS INFORMATION SHOULD BE USED TO DETERMINE FLOOD INSURANCE RATES ONLY AND IS NOT INTENDED TO IDENTIFY SPECIFIC FLOODING CONDITIONS. THE AGENE NOT RESPONSIBLE FOR THE F.P.A.'S ACCURACY.

ELEVATION INFORMATION:  
FEAS IN FRONT OF SUBJECT PROPERTY ALONG FLOODPLAIN AS A BENCHMARK  
ELEVATED BY 4.125' TO 391.700' ADJUSTMENT  
EDWARDS STREET BENCH  
SUBDIVISION LINE  
ELEVATION 391.575' TO 391.500' ADJUSTMENT  
TABLE CITY OF HOUSTON WEATHER  
ELEVATIONS ARE FT. HAVEN TO BE SHOWN ADJ.

TRACT 1  
Blank Reserve "A"  
Sawyer Street subdivision section one Plat Code 069011, Harris County Map Records (H.C.M.R.)  
TRACT 2  
Blank Reserve "B"  
Edwards Street subdivision section one and Plat Code 069011, Harris County Map Records (H.C.M.R.)  
TRACT 3  
Plat # 272 at Sawyer Street, Plat Code # 069011, Harris County Map Records

REVISIONS TO: NO. DATE BY DESCRIPTION	PROPERTY INFO: SUBJECT TRACT BEING ALL OF: TRACT 1 AND BLK 1 Sawyer Street Subdivision Plat Code # 069011  TRACT 2 Sawyer Reserve "A" Sawyer Street Subdivision Plat Code # 069011  TRACT 3 Plat # 272 at Sawyer Street Sawyer Street Subdivision Plat Code # 069011	DRAINAGE INFORMATION: OWNER: MARY ELLEN RILEY TRAC COMPANY, INC. NO. OF LOTS: 2 NO. OF UNITS: 2 SURVEYED FOR LOT AREA: PER H.C.M.R. FILE: DRAWN BY: J.E.R. SCALE: AS SHOWN MEASURED DATE: 08-14-2009 FIELD DATE: 08-14-2009 FIELD TIME: 08:00 AM CONV. BY: J.E.R.
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1420 SAWYER STREET & 2102 EDWARDS STREET  
HOUSTON, HARRIS COUNTY, TEXAS 77057

TRITECH SURVEYING COMPANY, L.P.  
4700 BAYVIEW BLVD., SUITE 100  
HOUSTON, TEXAS 77057  
PHONE: 281-461-1100  
FAX: 281-461-1101  
WWW.TRITECHSURVEYING.COM



# 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 Sawyer Edwards, 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

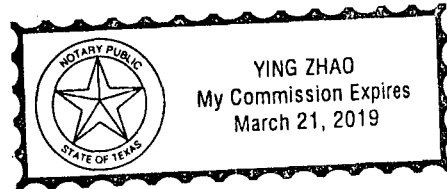
Date: 2018.11.14

Frank M.K. Liu  
Printed Name

Manager  
Title

Manager  
Title

Manager  
Title



STATE OF Texas  
COUNTY OF HARRIS

SUBSCRIBED AND SWORN before me on this the 14<sup>th</sup> day of NOVEMBER 2018, to which witness my hand and seal of office.

Ying Zhao  
Notary Public in and for the State of Texas