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TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

January 7, 2020

Mr. Steve Davis
Jim's Formal Wear
804 E. Broadway
Trenton, Illinois 62293

Re: Municipal Setting Designation (MSD) Certificate for Jim's Formal Wear, 1002 Schriewer Street and property located in and around intersection of Schriewer and Crossroad Blvd., Seguin, Guadalupe County, Texas; MSD No. 422; Customer No. CN600306559; Regulated Entity No. RN110846516

Dear Mr. Davis:

The Texas Commission on Environmental Quality (TCEQ) received the above referenced MSD application on August 14, 2019 and additional information supporting this MSD application on October 25, 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) 239-2155 or via e-mail (christina.scanlon@tceq.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Christina Scanlon".

Christina Scanlon, Project Manager
VCP-CA Section
Remediation Division

CRS/jdm

Enclosure: MSD Certificate

cc: Mr. Tim Nickels, Golder Associates Inc., 2201 Double Creek Drive, Suite 4004, Round Rock, Texas 78664
Ms. Shannon Haney, Greensfelder, Hemker and Gale P.C., 10 S Broadway, 2000 Equitable Building, Saint Louis, Missouri 63102
Mr. Cameron Lopez, Waste Section Manager, TCEQ Region 13 Office, San Antonio

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. 422, in the City of Seguin, 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 December, 2019

Beth Seaton

Beth Seaton, Director
Remediation Division
Texas Commission on Environmental Quality

Seguin Municipal App Descriptions
Section 43, Benjamin Fuqua, A-131
Section 17, Humphreys Branch, A-6
Guadalupe County, Texas
Golder Resources

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EXHIBIT "A"

TRACT BEING 33.31 ACRES IN THE CROSS ROADS-SOUTH TEXAS INDUSTRIAL CENTER SUBDIVISION UNIT 2 AS RECORDED IN, VOLUME 4, PAGE 142, GUADALUPE COUNTY, TEXAS, DEED AND PLAT RECORDS AND 0.08 ACRES IN LOT 1, THE CROSS ROADS-SOUTH TEXAS INDUSTRIAL CENTER SUBDIVISION, AS RECORDED IN VOLUME 4, PAGE 127, MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

BEGINNING at a Texas Department of Transportation monument found in the east line of Lot 4 and the west line of State Highway 123, being in the Cross Roads South Texas Industrial Subdivision Unit 2.

- 1) Thence South 20°51'00" East with the west boundary line of State Highway 123, a distance of 782.30 feet to a 3/4-inch iron rod for the southeast corner of this tract.
- 2) Thence South 88°42'00" West, a distance of 1,564.46 feet to a 1/2-inch iron rod for the southwest corner of this tract.
- 3) Thence North 00°43'18" West, a distance of 1,098.67 feet to a 1/2-inch iron rod for the northwest corner of this tract.
- 4) Thence North 88°52'35" East, a distance of 382.38 feet leaving the Cross Roads South Texas Industrial Subdivision Unit 2 and entering Lot 1 of the Cross Road South Texas Industrial Subdivision, being a total distance of 442.38 to a 1/2-inch iron rod.
- 5) Thence South 00°44'25" East, a distance of 56.32 feet to a 1/2-inch iron rod for the northeast interior corner of this tract on the north line of the Cross Roads South Texas Industrial Subdivision Unit 2
- 6) Thence North 88°52'35" East, a distance of 715.83 feet along the north line of the Cross Roads South Texas Industrial Subdivision Unit 2 to a 1/2-inch iron rod found for the northeast corner of this tract.
- 7) Thence South 25°15'00" East, a distance of 329.94 feet along the west line of State Highway 123 to the **POINT OF BEGINNING**

TOTAL ACREAGE EQUALS 33.39 ACRES, MORE OR LESS.

Notes:

- 1) For additional information, see attached area plat (Exhibit "B") made in conjunction with and considered an integral part of the above described area.
- 2) Bearings shown hereon are grid bearings of the Texas State Plane Coordinate System, South Central Zone (4204), NAD83, US Survey Feet. Distances shown hereon are grid.
- 3) This description and the attached area plat (Exhibit "B") were prepared for the purposes of describing a site and are not intended for use as a property boundary survey.
- 4) Record information shown hereon is based upon a public records search performed by Surveying and Mapping, LLC. Owner name shown as provided. Record volume and page noted per vesting document provided.
- 5) Date of Survey: 02/27/2019

I, Lindy F. Glenn, a Registered Professional Land Surveyor in the State of Texas, do hereby certify, that the plat of area and metes and bounds descriptions, represent the results of a survey performed under my direct supervision and meets the minimum requirements of an on-the-ground survey as promulgated by the Texas Board of Professional Land Surveying.



Surveying And Mapping, LLC
1019 Central Parkway North
Suite 104
San Antonio, Texas 78232
Tx. Firm Reg. No. 10194300
FN44574 (ELG)

Lindy F. Glenn 3/8/2019
Lindy F. Glenn Date
Registered Professional Land Surveyor
No. 5214 - State of Texas

47945

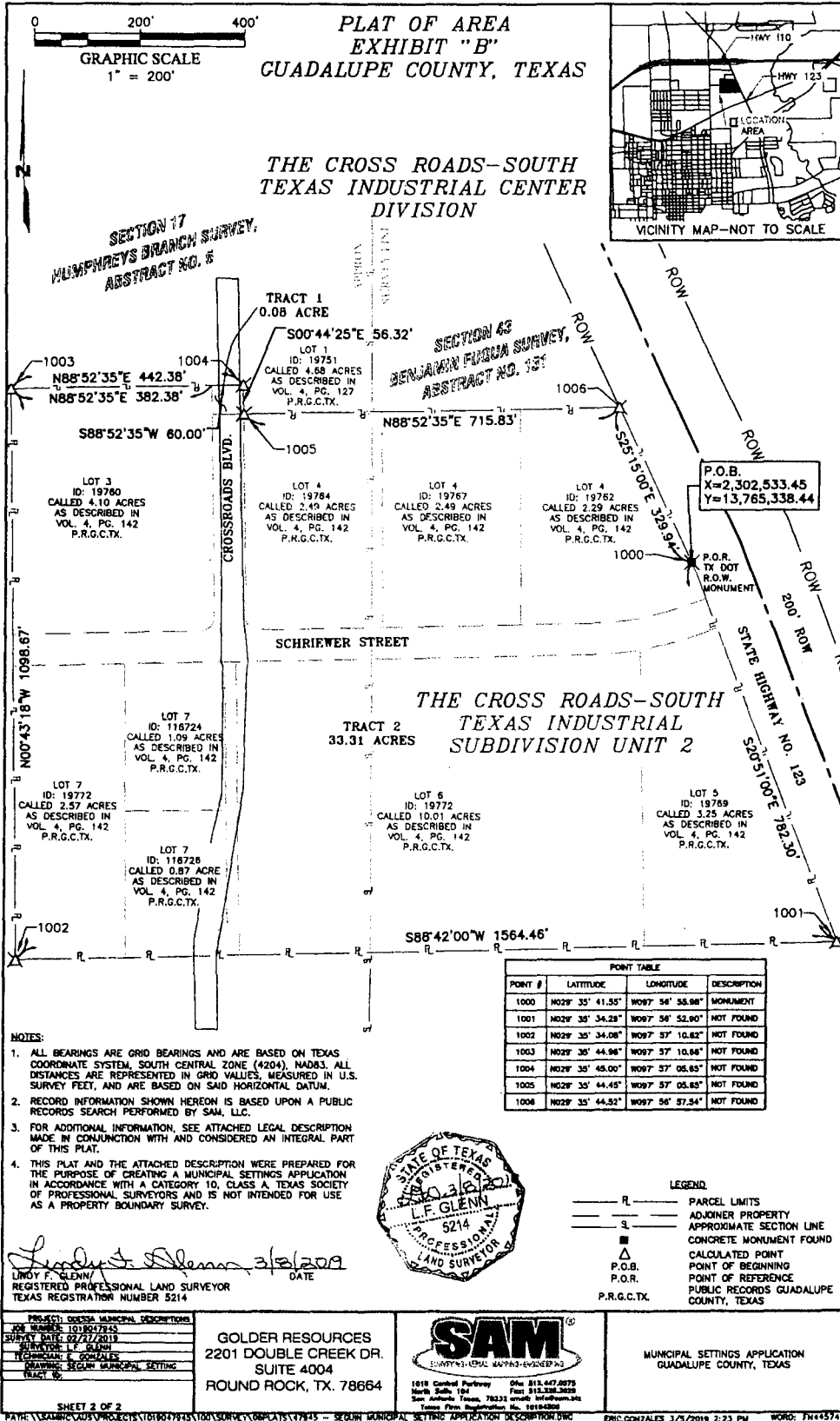


Exhibit B

Municipal Setting Designation

Affidavit of Eligibility

BEFORE ME, the undersigned authority, on this day personally appeared Steven Davis, as an authorized representative of Jim's Formal Wear, 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.

Steven Davis
 Signature
Steven Davis
 Printed Name
President & CEO
 Title

Date: 8/18/19

STATE OF ILLINOIS
 COUNTY OF CLAYTON

SUBSCRIBED AND SWORN before me on this the 12 day of August 2019, to which witness my hand and seal of office.

Stephen G. Buzzard
 Notary Public in and for the State of ILLINOIS

